THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250751619** Karen Johnson Davidson County Batch # 1305732 **DEEDWARR** 08/04/2025 10 20 25 AM 2 pgs Fees $13 00 Taxes $4,810 00 20250804-0061453	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is. $1,300,000.00. Affiant Subscribed and sworn to before me, this 1st day of August, 2025. Notary Public My Commission Expires:

SHIRLEY KINGREY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM EXPIRES SEPTEMBER 8TH, 2025

WARRANTY DEED

Address New Owner: James Cohen 1513 Clayton Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 08 0 184.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ernest D. Bennett, III, Trustee of the Vestibule Trust dated December 7, 2020** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Cohen**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 215 on the Plan of VICTORIA PLACE of record in Plat Book 332, Page 10, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Vestibule Trust dated December 7, 2020, by Warranty Deed from Bryan Wegg, unmarried, of record in Instrument No. 20201216-0148740, in the Register's Office of Davidson County, Tennessee, dated December 11, 2020 and recorded on December 16, 2020. Also see Affidavit of Scrivener's Error of record in Instrument No. 20201218-0150517, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VICTORIA PLACE, as recorded in Plat Book 332, Page(s) 10.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20020115-0005982.

This is improved property located at 1513 Clayton Avenue Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of August, 2025.

Vestibule Trust dated December 7, 2020

BY: _____

Ernest D. Bennett, III, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ernest D. Bennett, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of the Vestibule Trust dated December 7, 2020, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 1st day of August, 2025.

_____

Notary Public

My Commission Expires: _____

