Karen Johnson Davidson County
Batch# 1315815 DEEDWARR
08/28/2025 02:37:30 PM 5 pgs
Fees: $28.00 Taxes: $1,846.30
20250828-0069109

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00. Marcya H D Bove (Affiant) Sworn to and subscribed before me this 28th day of August, 2025. Notary Public My commission expires 3/20/28

ANJA KAY PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Marcya H. D. Bove, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Eli Cohen (NAME)	All Western Mortgage (NAME)	**128-12-0A-028.00-CO**
320 Old Hickory Blvd #501 (ADDRESS)	8345 W. Sunset Rd #380 (ADDRESS)	
Nashville, TN 37221 (City) (State) (Zip)	Las Vegas, NV 89113 (City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **John Cowan**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eli Cohen, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 28 Building 5, Section 5, Phase 1A, Eagle Ridge at The Reserve, a horizontal property regime established by Master Deed, of record in Instrument No. 20011011-0110875, and Scrivener's Affidavit recorded in Instrument No. 20051129-0143344 and Supplement and amendment in Instrument No. 20020313-0031651 and 20020524-0063780, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Cowan, unmarried by Warranty Deed from Sean W. Moore and Kelley M. Moore, husband and wife of record in Instrument No. 20221128-0124412 Register's Office for Davidson County, Tennessee, dated November 23, 2022 and recorded on November 28, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions,

declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

2. Taxes for the year 2025, a lien not yet due and payable.

3. Subject to all matters shown on the Plan of record in Plat Book 7900, Pages 896 through 898, inclusive, Register's Office for Davidson County, Tennessee.

4. All matters shown on the Fourth Revision of Subdivision of Phase 1- Nashville Highlands, of record at Instrument No. 20041019-0125465, Register's Office of Davidson County, Tennessee.

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration for Eagle Ridge at the Reserve of record in Instrument No. 20010116-0004521, Register's Office for Davidson County, Tennessee, with By-Laws appended thereto, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

6. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Eagle Ridge at the Reserve of record in Instrument Number 20011011-0110875, as corrected by Scriveners Affidavit of record in Instrument No. 20051129-0143344, and supplemented and amended in Instrument No. 20020313-0031651, and Instrument No. 20020524-0063780 Register's Office for Davidson County, Tennessee, with By-Laws of Eagle Ridge at the Reserve Homeowners' Association, Inc., appended thereto as Exhibit "C".

7. Charter for Eagle Ridge at the Reserve HOA of record in Instrument Number 20010112-0003836, amended in Instrument Number 20010112-0003839, in the Register's Office for Davidson County, Tennessee.

8. Subject to all matters shown on the Plan attached as Exhibit "A" to the Supplement and Amendment No. 3 to the Master Deed of Eagle Ridge at the Reserve, of record as Instrument Number 20020313-0031651, Register's Office of Davidson County, Tennessee.

9. Drainage facility easement of record in Book 8083, Page 534, in the Register's Office for Davidson County, Tennessee.

10. Drainage easement of record in Book 7861, Page 559, in the Register's Office for Davidson County, Tennessee.

11. Easement Agreement of record in Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.

12. Storm water detention agreement of record in Instrument Number 20001103-0109348, in the Register's Office for Davidson County, Tennessee.

13. Option Agreements of record in Book 5074, Page 586 and Book 5074, Page 856, and Book 9600, page 924, in the Register's Office for Davidson County, Tennessee. Conditional Release in Instrument No. 20000831-0086324.

14. Grant of Easement in favour of Comcast of Nashville I, LLC of record in Instrument Number 20140924-0087653, in the Register's Office for Davidson County, Tennessee.

15. Grant of Easement in favour of Comcast of Nashville I, LLC of record in Instrument No. 20180611-0055669, in the Register's Office for Davidson County, Tennessee.

16. Easement for Declaration of Reciprocal Access and Maintenance, recorded in Instrument No. 20191001-0100109

17. Resolution recorded in Instrument No. 20010720-0077384

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of August, 2025.

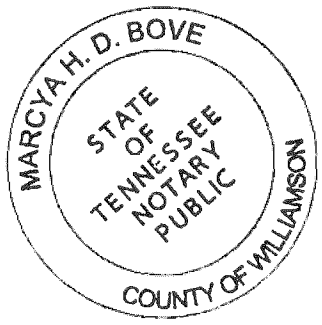
John Cowan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of August, 2025, before me personally appeared John Cowan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of August, 2025.

Notary Signature
My commission expires: 7/3/2028



Tennessee Certification of Electronic Document

I, Marcia Bove, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/28/2025 (date of document).

Marcia Bove
Affiant Signature

08/28/2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28th day of August, 2025.

Rebekah E. Fisher
Notary's Signature

MY COMMISSION EXPIRES: 10/26/2025

NOTARY'S SEAL

