WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

TONYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-3-2029

Karen Johnson Davidson County
Batch# 1331557 DEEDWARR
10/07/2025 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20251007-0080142

File #25-TC-1502-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ian Cohen and Emily Stephenie Cochrane	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	
1502 Stratford Avenue	**408 Highway 76**	**072 04 0 027.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JUSTIN A. GRAHAM AND JENNIFER GRAHAM, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

IAN COHEN AND EMILY STEPHENIE COCHRANE, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly one-half of Lots Nos. 23 and 24 on the plan of Block "A" INGLEWOOD GOLF CLUB SUBDIVISION, as shown by plat of record in Plat Book 843, Page 65, page number is erroneously stated as 95, in current deed in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Justin A. Graham and Wife, Jennifer Graham, by Warranty Deed from Terri Borders, Married, of record in Instrument No. 20110614-0045328 in the Register's Office of Davidson County, Tennessee, dated June 10, 2011 and recorded on June 14, 2011.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of INGLEWOOD GOLF CLUB SUBDIVISION, as recorded in Plat Book 843, Page(s) 65.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of INGLEWOOD GOLF CLUB ESTATES, as recorded in Plat Book 843, Page 98.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1502 Stratford Avenue, Nashville, TN 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 7th day of October, 2025.

Justin A. Graham

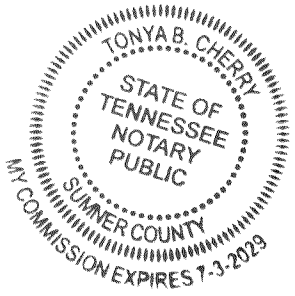
Jennifer Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of October, 2025, before me personally appeared Justin A. Graham, 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 7th day of October, 2025.

Notary Signature
My commission expires:

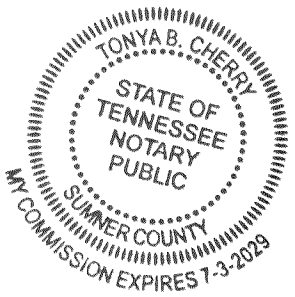


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of October, 2025, before me personally appeared Jennifer Graham, 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 7th day of October, 2025.

Notary Signature
My commission expires:



True Copy Certification

I, **Tonya Cherry,** 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 this the 7 day of October, 2025.

Affiant Signature
Date 10-7-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7 day of October, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

