WARRANTY DEED

Karen Johnson Davidson County
Batch# 1371634 DEEDWARR
01/22/2026 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20260122-0005181

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 515,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of January, 2026.

Notary Public

My commission expires: 4/26/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jill Patterson and Kyle Patterson	New Owner	121-04-0B-004-00
1333 Island View Ct		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tyler Cohenour and Mia Zarrella Cohenour, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jill Patterson and Kyle Patterson, as joint tenancy with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4 on the Final Plat, Pleasant Cove Subdivision, Cluster Lot, of record in Instrument No. 20240108-0001577, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tyler Cohenour and Mia Zarrella Cohenour, husband and wife, by Warranty Deed dated August 19, 2024, from Platinum Invest LLC, a Tennessee limited liability company, of record in Instrument No. 20240820-0063702, Register's Office for said County.

THE conveyance of the above-described parcel of land is subject to the following:

1. **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes not yet due and payable.**
2. **The Plan of record as shown in Instrument No. 20240108-0001577, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
3. **Declaration of Covenants, Conditions and Restrictions for Pleasant Cove, of record in Instrument No. 20240403-0023320, with By-Laws appended thereto as Exhibit "B", said Register's Office for Davidson County, Tennessee.**
4. **Sanitary Sewers and/or Storm Drainage Easement of record in Book 5856, page 84, said Register's Office.**
5. **Right of Way Easement to Metropolitan Governement of Nashville and Davidson County, of record in Book 7685, page 164, said Register's Office.**

6. **Deed of Conveyance to Department of water and seweage services of record in Book 8377, pages 904 & 908, said Register's Office.**
7. **Ingress/egress Easement over such portions of Open Space as set out in Instrument No. 20210729-0101882, said Register's Office.**
8. **Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20221006-0110241, said Register's Office.**

This is improved property, known as 1333 Island View Ct, Nashville, TN 37214.

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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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 20th day of January, 2026.

_____
Tyler Cohenour

_____
Mia Zarrella Cohenour

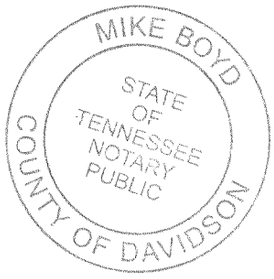
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Tyler Cohenour and Mia Zarrella Cohenour, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of January, 2026.

_____
Notary Public

My Commission Expires: 5/9/2026



Return to Main Street Title, 971 Bender's Ferry Rd, Mt Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 1/20/2026 (date of document).

Affiant Signature

1/20/2026

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 1/20/2026

Notary's Signature

MY COMMISSION EXPIRES: 7/6/2026

NOTARY'S SEAL

