Karen Johnson Davidson County
Batch# 1373307 DEEDWARR
01/29/2026 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20260129-0006281

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $315,000.00.

Affiant

Subscribed and sworn before me this the 16th day of January, 2026.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Matthew R Blackburn	First Community Mortgage, Inc.	160-14-0B 161.00
5865 Brentwood Trace	262 Robert Rose Drive, Suite 200	
Brentwood, TN 37027	Murfreesboro, TN 37129	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHAD M. COCHRANE, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JESSICA B BLACKBURN AND MATTHEW R BLACKBURN, A WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being a certain condominium apartment of land in Davidson County, Tennessee, being Unit No. 5865 on the Plan of Brentwood Trace Condominiums, of record in Book 5200, Page 219, Revised in Book 5200, Page 230 and Book 5200, Page 261, in the 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 Chad M. Cochrane, a married man, by Warranty Deed from Marsha Annette Moore, unmarried, dated 03/28/2022 and recorded 04/05/2022 in Instrument No. 20220405-0039142, Register's Office for Davidson County, Tennessee. The said Kelly Bateman Cochrane is joining in this conveyance to convey any and all marital interest she may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5865 Brentwood Trace, Brentwood, TN 37027.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 16th day of January, 2026.

Chad M. Cochrane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Chad M. Cochrane, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of January, 2026.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 1/16/25. (date of document).

Affiant Signature

1/21/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY