Karen Johnson Davidson County
Batch# 1403722 DEEDWARR
04/09/2026 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20260409-0028845

DESIREE SAILEMA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/12/2029
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $465,000.00

Affiant

Subscribed and sworn to before me, this 27 day of March, 2026.

Notary Public
My commission expires:
3/12/29

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Courtney R Hawkins	New owner **CMG Mortgage, Inc.**	**049100A07600CO**
474 Parmley Dr	Same	
Nashville, TN 37207		

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

Brandon Jarel Cohill and Sarolyn Lilnelle Dixon Cohill, husband and wife

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

Courtney R Hawkins, a married woman

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. 76, Final Plat, Parmley Cove, Phase III, of record in Instrument No. 20160913-0096212, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Brandon Jarel Cohill and Sarolyn Lilnelle Dixon Cohill, husband and wife, by Warranty Deed from Cindi Jones Woods, single, dated November 3, 2020, of record in Instrument No. 20201105-0130200, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restriction Amendment of record in Instrument No. 20220615-0068120, said Register's Office.

HOA Common Area Quitclaim Deed of record in Instrument No. 20180925-0094953, said Register's Office.

The lien of 2025 property taxes not yet due/payable.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 474 Parmley Dr, Nashville, TN 37207.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Brandon Jarel Cohill Date: 3/27/26
Brandon Jarel Cohill

Sarolyn Lilnelle Dixon Cohill Date: 3/27/26
Sarolyn Lilnelle Dixon Cohill

STATE OF Alabama

COUNTY OF Jefferson

Personally appeared before me, a Notary Public of said County and State, Brandon Jarel Cohill and Sarolyn Lilnelle Dixon Cohill, the within named Grantor(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, at office, this 27 day of March, 2026.

CHANEL WHITE
NOTARY PUBLIC
ALABAMA STATE AT LARGE

NOTARY PUBLIC

My Commission Expires: 12/3/2029

Tennessee Certification of Electronic Document

I, Desiree Salama, 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 3/27/26 (date of document).

Affiant Signature

4/9/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 02.20.2028

NOTARY'S SEAL

TIM STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/20/2028
WILLIAMSON COUNTY