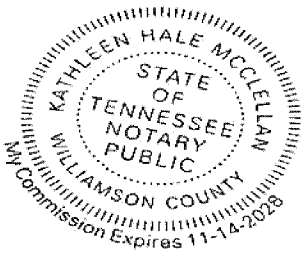
Karen Johnson Davidson County
Batch# 1409941 DEEDWARR
04/22/2026 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20260422-0033469



STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, is **$625,000.00** (Six Hundred Twenty Five Thousand).

Kathy D Crow
AFFIANT

Subscribed to and sworn before me this 21st day of April, 2026.

NOTARY PUBLIC MY COMMISSION EXPIRES:

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Kathy D. Crow 1552 Eller Drive Nashville, TN 37221	NEW OWNER	142-13-0A-010.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **LINDA R. COHEN, A MARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **KATHY D. CROW, UNMARRIED,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 10, Phase 1, on the plan of Riverside, as of record in Book 6900, pages 490, 491 and 492, and revision to Book 6900, page 490 (Phase 1 Boundary Area) of record in Book 6900, page 784; and Surveyor's Certificate of Correction of record in Instrument Number 20040506-0052081, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Linda R. Cohen by Warranty Deed from Ronald W. Moore and wife, Ann S. Moore of record in Instrument No. 20091027-0099028 Register's Office for Davidson County, Tennessee, dated October 23, 2009 and recorded on October 27, 2009.

Kenneth K. Cohen, spouse of Linda R. Cohen, joins in this conveyance to relinquish any and all rights, especially marital rights , which he may have in said property, by virtue of the marriage.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:		Property known as:
	(**X**) IMPROVED ( ) UNIMPROVED	**1552 ELLER DRIVE** **NASHVILLE, TN 37221**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2026047737

WITNESS, this 21st day of April, 2026

Linda R. Cohen

Kenneth K. Cohen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of April, 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Linda R. Cohen and Kenneth K. Cohen** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 21st day of April, 2026.

Notary Public

Commission Expires:

TREY M. GRISSOM
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
JUNE 4, 2028
DAVIDSON COUNTY

LTSR Number:

GTE File: 2026047737

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 4/21/2026.

Date

Affiant Signature

4/21/2026

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: February 12th, 2030

Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-12-2030