Karen Johnson Davidson County
Batch# 1441851 DEEDWARR
07/02/2026 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20260702-0059961

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $705,000.00.

Ruth M. Brock
Affiant

Subscribed and sworn to before me this 30th day of June, 2026.

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

Notary Public
My Commission Expires:

File No.: 2026-1391

Address of New Owner:	Send Tax Bills to:	Tax Information:
Christina Lane and Tony Lane	CMG Mortgage	
4400 Georgia Ave #C Nashville, TN 37209	3160 Crow Canyon Dr., Ste 400 San Ramon, CA 94583	091-12-0-349.00

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, we

Alex Jospin Cohn and Katherine Beeland Barnes Cohn, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Christina Lane and Tony Lane, wife and husband

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 305 of Block 40, on the Map of Plan No. 1, West Nashville, Tennessee, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alex Jospin Cohn, unmarried man by Warranty Deed from Mustard Seed Living, LLC, a Tennessee limited liability company of record in Instrument No. 20190806-0078213 Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 06, 2019.

This conveyance is subject to any and all restrictions and easements of record.

This is _X___ improved _____unimproved property and the address of the herein described property is believed to be 4400C Georgia Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 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 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.

Witness my hands this 30 day of June, 2026.

Alex Jospin Cohn

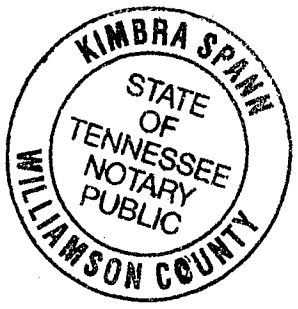
Katherine Beeland Barnes Cohn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2026, before me personally appeared Alex Jospin Cohn and Katherine Beeland Barnes Cohn, 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 30th day of June, 2026.

Notary Signature
My commission expires: 1/17/2027



Tennessee Certification of Electronic Document

I, Gerald G. Patterson, 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 the this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 30, 2026 (date of document).

Affiant Signature

7/1/2026
Date

State of TENNESSEE

County of DAVIDSON

worn to and subscribed before me this 1st day of July, 2026

Eileen K. Hopkins
Notary's Signature

My Commission Expires: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

202607020059961