RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch # 1466889 DEEDWARR
09/02/2026 11:32:03 AM 2 pgs
Fees: $13.00 Taxes: $2,845.30
20260902-0081098

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $769,000.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2026.

Notary Public
My Commission Expires:

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm. Exp. 10/04/2027
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Jordan Black and Katherine Black 5329 Overton Rd Nashville, TN 37220	New Owner	Tax Parcel ID No. 160-03-0-114

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER COTTON AND COURTNEY COTTON, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JORDAN BLACK AND KATHERINE BLACK, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 204, SECTION 8-F, HAILEYWOOD ESTATES, as shown on plat of record in Plat Book 3842, Page 116, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Frances G. Farris to Frances G. Farris, Trustee, Frances G. Farris Revocable Living Trust Agreement dated February 11, 2011 as recorded on the 16th day of February, 2011 in Instrument No. 20110216-0013113 and Warranty Deed from Guy F. Farris and wife, Frances G. Farris to Hendley and Whiteside Builders, Inc. as recorded on the 1st day of July, 1970 in Deed Book 4428, Page 535, in the Register's Office of Davidson County, Tennessee.

This is improved property commonly known as: **5329 Overton Rd, Nashville, TN 37220**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2026.

Christopher Cotton
CHRISTOPHER COTTON

Courtney Edwards Cotton
COURTNEY COTTON

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTOPHER COTTON AND COURTNEY COTTON**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of August, 2026.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires: _____