Bill Garrett Davidson County
Batch# 75231 DEEDWARR
04/02/2018 10:39:30 AM 4 pgs
Fees: $23.00 Taxes: $732.60
20180402-0030075

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $198,000.00.

Affiant

Subscribed and sworn to before me, this 30 day of March, 2018.

Notary Public
My commission expires: 03/08/2021

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

06-1803-76872

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jay Cogswell 3313 White Pine Dr. Nashville TN 37214	Jay Cogswell 3313 White Pine Dr. Nashville TN 37214	108-08-0-072.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Maureen D. Mack, fka Maureen D. Ross, married, and Darlene D. Pennington, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Faith Angeline Stoklasa, a single woman and Jay Patrick Cogswell, a single man**, hereinafter called the Grantees, their successors 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. 230, on the Plan of Section Two, Larchwood, of record in Book 5200, Pages 57, 58, and 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Maureen D. Ross and Darlene D. Pennington by deed from William R. Conder, unmarried, dated June 22, 2005, recorded June 24, 2005, of record in Instrument No. 20050624-0072936, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The subject property is neither the principal residence of Darlene D. Pennington nor her spouse or any dependent.

Robert Keith Mack, spouse of Maureen D. Mack fka Maureen D. Ross, joins in the execution of this instrument for the purpose of conveying his martial interests, if any in the subject property.

Maureen D. Ross having since married Robert Keith Mack and is now known as Maureen D. Mack

This property is improved property known as 3313 White Pine Dr., Nashville, TN 37214.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 22 day of March, 2018.

Maureen D. Mack

Robert Keith Mack

Darlene D. Pennington

STATE OF Philipsburg,

COUNTY OF Sint Maarten

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Maureen D. Mack & Robert Keith Mack**, 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 this 22nd day of March, 2018.

MINGO, LL.M Civil Law Notary - St. Maarten

~~Notary Public~~
(a civil law notary)

My Commission ~~expires~~: is for life.

Seen for legalization of this document, the signatures of **MAUREEN D. MACK**, who identified herself with a passport, issued by the United States of America, under number 478158864 and **ROBERT KEITH MACK**, who identified himself with a passport, issued by the United States of America, under number 453328591, by me, Marlène Françoise Mingo, LL.M., a civil law notary, established on Sint Maarten, on this 22nd day of March, 2018. This legalization is limited to the determination of the identity of the person who executed and/or signed this document including the statement regarding the signature; it does not include the opinion of the civil law notary about the contents of this document.

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Darlene D. Pennington**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 30 day of March, 2018.

Cheri D. Bayer
Notary Public
State of Tennessee at Large

My Commission expires: 12/20/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

TRUE COPY CERTIFICATION

I, Barbara T. Hodge, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that his is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me Lisa K.R. Wagner, a notary public for this county and state, Barbara T. Hodge, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Sept 20, 2020

