This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

SEND TAX BILL TO:
ADDRESS NEW OWNER:
John Sherrod
510 South Main Street
Springfield, TN 37172

Bill Garrett Davidson County
Batch# 104675 DEEDWARR
06/14/2018 11:43:30 AM 35 pgs
Fees: $178.00 Taxes: $819.55
20180614-0057235

MAP 14701005600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the following Heirs:

George M. Coode	Ellen McWhirter	Mary Jane Varley
Mary Judith Coode	Pat Coode	Bill Varley
Charles Michael Coode	Mamie McKenzie	John Varley
Bedilia Ann Coode Brandt	Cornelia Coode	Marty Coode
Patricia Morris Treppard	Frances Coode Walsh	Mary John Doman
Roy Morris Jr.	Joe Coode	Kelly Demetrius Coode
Tony Morris	Phillip Coode	Saundy Coode
Mary Lou Jackson	Judith L. Coode	Leigh Ellen Bibb
John Coode, IV	Nancy Anne Varley	Steven Lynn Coode

Being all the Heirs at Law of **Victor Coode**, and **Charles Michael Coode, Administrator of the Victor Coode Estate**, by Order of the Davidson County Circuit Court (attached as Exhibit A) hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **John Sherrod**, hereinafter called the "GRANTEE", his 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. 475 on the Plan of Section Six Caldwell Hall, of record in Book 2900, page 148, Register's Office for said county.

Said Lot No. 475 fronts 80 feet on the northerly margin of Harding Place and extends back 188.7 feet on the westerly line and 177.8 feet on the easterly line to a broken line in the rear, measuring 81.2 feet thereon.

Being the same property conveyed to Victor Coode, unmarried, by Deed dated May 31, 1991, from Robert C. Hilton and wife, Gertrude Hilton of record in Book 8366, page 161, Register's Office for Davidson County, Tennessee. Victor Coode died, unmarried and intestate, on September 23, 2017 (Certificate of Death attached as Exhibit B) (TennCare release is attached as Exhibit C). His solvent Estate is being administered in the Probate Court of Davidson County, Tennessee, Case No. 17P-2146.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 2900, page 148, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 2900, page 148, said Register's Office.

Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 1788, page 108; Book 3221, page 6 and as amended in Book 3251, page 543, and such easements and setback lines of record in Book 3700, page 148, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

This is improved property known as 652 Harding Place, Nashville, Tennessee 37211.

GRANTORS make no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantors make no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantors and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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", his heirs and assigns, forever, and,

GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered, unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his 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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value or consideration, whichever is greater, for this transfer is $221,500.00.

Charles Michael Cooke
AFFIANT

Subscribed and sworn to before me on this 12 day of ~~May~~, June 2018.

NOTARY PUBLIC

DECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 25, 2019

WITNESS my hand this the 17th day of May, 2018 .

George M Coode

George M. Coode
Heir of Victor Coode

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, George M. Coode, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of May, 2018.

Jennie E Butler

NOTARY PUBLIC
My Commission Expires:

JENNIE E. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
MARCH 03, 2020

WITNESS my hand this the 18 day of May, 2018 .

Mary Judith Coode

Mary Judith Coode
Heir of Victor Coode

STATE OF MO)
COUNTY OF ST LOUIS)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Mary Judith Coode, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of May, 2018.

Fern E Kaufmann

NOTARY PUBLIC
My Commission Expires: 12/02/2018

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

FERN E. KAUFMANN
My Commission Expires
December 2, 2018
St. Louis County
Commission #14631811

201806140057235

WITNESS my hand this the 12 day of ~~May~~ June, 2018 .

Charles Michael Coode

Charles Michael Coode
Heir of Victor Coode

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Charles Michael Coode, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 12 day of May, 2018.

NOTARY PUBLIC
My Commission Expires:

BECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019

WITNESS my hand this the 12 day of ~~May~~ June, 2018 .

Charles Michael Coode, Administrator

Charles Michael Coode
Administrator of Victor Coode Estate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Charles Michael Coode**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as **Administrator of the Victor Coode Estate** executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 12 day of ~~May~~ June, 2018.

NOTARY PUBLIC
My Commission Expires:

BECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019

WITNESS my hand this the 18 day of May, 2018 .

Bedilia Ann Coode Brandt

Bedilia Ann Coode Brandt
Heir of Victor Coode

STATE OF Illinois)
COUNTY OF Cook)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Bedilia Ann Coode Brandt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 18 day of May, 2018.

Matthew Hochstatter

MATTHEW HOCHSTATTER
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 13, 2019

NOTARY PUBLIC
My Commission Expires: July 13, 2019

201806140057235

WITNESS my hand this the 17 day of May, 2018 .

Patricia Morris Treppard

Patricia Morris Treppard
Heir of Victor Coode

STATE OF Tennessee)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Patricia Morris Treppard, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 17 day of May, 2018.

Patricia Brownell

NOTARY PUBLIC
My Commission Expires: Jan. 29, 2022

PATRICIA BROWNELL
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires Jan. 29, 2022

WITNESS my hand this the 22 day of May, 2018 .

Roy Morris, Jr.
Heir of Victor Coode

STATE OF Tennessee)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Roy Morris, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 22 day of May, 2018.

NOTARY PUBLIC
My Commission Expires:

SARAH EDGAR
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

My Commission Expires Sept. 25, 2021

WITNESS my hand this the 30TH day of May, 2018 .

Tony Morris

Tony Morris
Heir of Victor Coode

STATE OF TN)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Tony Morris, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30 day of May, 2018.

NEAL TOMPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

NOTARY PUBLIC
My Commission Expires: 1-25-21

WITNESS my hand this the 18th day of May, 2018 .

Mary Lou Jackson

Mary Lou Jackson
Heir of Victor Coode

STATE OF Kentucky)
COUNTY OF Franklin)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Mary Lou Jackson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of May, 2018.

Lisa Hullanmiller

NOTARY PUBLIC
My Commission Expires:
January 11, 2021
571315

Kentucky Notary - NO SEAL
REQUIRED

WITNESS my hand this the 18 day of May, 2018 .

John Coode, IV

John Coode, IV
Heir of Victor Coode

STATE OF Tennessee)
COUNTY OF Wilson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, John Coode, IV, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 18 day of May, 2018.

S. Blair Meyers

NOTARY PUBLIC
My Commission Expires: 1/9/2022



WITNESS my hand this the 18th day of May, 2018 .

Ellen McWhirter

Ellen McWhirter
Heir of Victor Coode

STATE OF Tennessee)
COUNTY OF Knox)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Ellen McWhirter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of May, 2018.

BRIAN SHOUDY
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires Apr. 4, 2022

NOTARY PUBLIC
My Commission Expires: 4/4/2022

WITNESS my hand this the 17th day of May, 2018 .

Pat Coode

Pat Coode
Heir of Victor Coode

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Pat Coode, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of May, 2018.

Kelly Sue Allen

KELLY SUE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: July 5, 2021

WITNESS my hand this the 30th day of May, 2018 .

Mamie McKenzie

Mamie McKenzie
Heir of Victor Coode

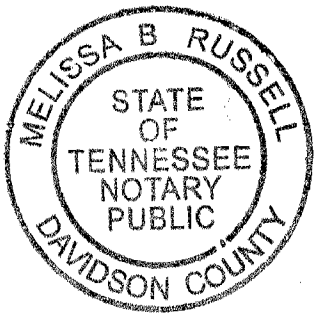
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Mamie McKenzie, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of May, 2018.

Melissa B. Russell

NOTARY PUBLIC
My Commission Expires:
July 2, 2018



WITNESS my hand this the 18 day of May, 2018 .

Cornelia Coode

Cornelia Coode
Heir of Victor Coode

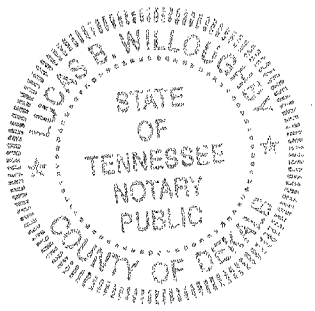
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Cornelia Coode, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of May, 2018.

Lucas B. Willoughby

NOTARY PUBLIC
My Commission Expires: 05/01/19



WITNESS my hand this the 23 day of May, 2018 .

Frances Coode Walsh

Frances Coode Walsh
Heir of Victor Coode

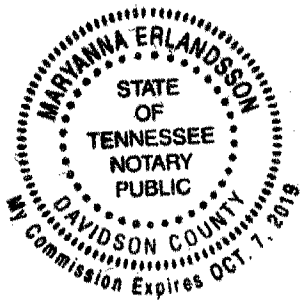
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Frances Coode Walsh, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of May, 2018.

Maryanna Erlandsson

NOTARY PUBLIC
My Commission Expires:



WITNESS my hand this the 17th day of May, 2018 .

Joe Coode

Joe Coode
Heir of Victor Coode

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Joe Coode, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of May, 2018.

Tamara W Fogarty

NOTARY PUBLIC
My Commission Expires:

TAMARA W. FOGARTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

WITNESS my hand this the 18th day of May, 2018.

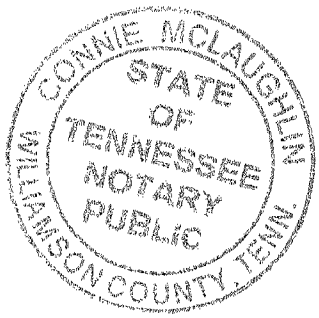
Phillip Coode
Heir of Victor Coode

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Phillip Coode, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 18 day of May, 2018.

Connie Mclaughlin
NOTARY PUBLIC
My Commission Expires: October 31, 2020



WITNESS my hand this the 17 day of May, 2018 .

Judith L. Coode
Heir of Victor Coode

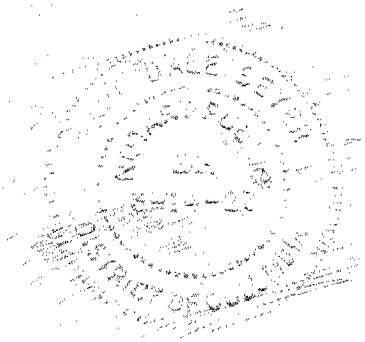
STATE OF DC)
COUNTY OF Washington)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Judith L. Coode, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office ~~this~~ 17 ~~day~~ of May, 2018.

NOTARY PUBLIC
My Commission Expires: 3-14-2023

PAUL DALE BEYER
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires March 14, 2023



WITNESS my hand this the 25 day of May, 2018 .

Nancy Anne Varley

Nancy Anne Varley
Heir of Victor Coode

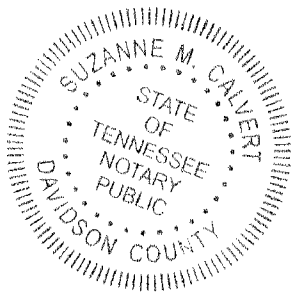
STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Nancy Anne Varley, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 25 day of May, 2018.

Suzanne Calvert

NOTARY PUBLIC
My Commission Expires: 5/2/2022



WITNESS my hand this the 29 day of May, 2018 .

Mary Jane Varley

Mary Jane Varley
Heir of Victor Coode

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Mary Jane Varley, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this _____ day of May, 2018.

NOTARY PUBLIC
My Commission Expires:
See attached California
All-Purpose Acknowledgment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 05/29/2018 (Date) before me, Adriana Huerta Castaneda, Notary Public, (Here Insert Name and Title of the Officer)

personally appeared Mary Jane Varley (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

ADRIANA HUERTA CASTANEDA
Commission # 2102342
Notary Public - California
Los Angeles County
My Comm. Expires Apr 3, 2019

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed
Document Date: n/a Number of Pages: 3 (three)
Signer(s) Other Than Named Above: n/a

Capacity(ies) Claimed by Signer(s)

Signer's Name: Mary Jane Varley	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing: n/a	Signer Is Representing:

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WITNESS my hand this the 21 day of May, 2018 .

Bill Varley
Heir of Victor Coode

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Bill Varley, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of May, 2018.

Susan Long Oliver
NOTARY PUBLIC
My Commission Expires: 3-8-22



WITNESS my hand this the 24 day of May, 2018 .

John Varley
Heir of Victor Coode

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, John Varley, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 24 day of May, 2018.

NOTARY PUBLIC
My Commission Expires:

DECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019

WITNESS my hand this the 22 day of May, 2018

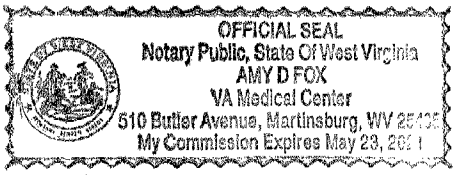
Marty Coode
Heir of Victor Coode

STATE OF WV)
COUNTY OF Berkeley)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Marty Coode, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of May, 2018.

NOTARY PUBLIC
My Commission Expires:



WITNESS my hand this the 23 day of May, 2018 .

Mary John Doman

Mary John Doman
Heir of Victor Coode

STATE OF PA)
COUNTY OF Greene)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Mary John Doman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 23 day of May, 2018.

Michael R Pawlikoski

NOTARY PUBLIC
My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MICHAEL R PAWLIKOSKI
Notary Public
CUMBERLAND TWP. GREENE COUNTY
My Commission Expires Jun 11, 2019

WITNESS my hand this the 18 day of May, 2018 .

Kelly D. Coode

Kelly Demetrius Coode
Heir of Victor Coode

STATE OF PA)
COUNTY OF Greene)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Kelly Demetrius Coode, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 18 day of May, 2018.

Michael R Pawlikoski

NOTARY PUBLIC
My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MICHAEL R PAWLIKOSKI
Notary Public
CUMBERLAND TWP, GREENE COUNTY
My Commission Expires Jun 11, 2019

WITNESS my hand this the 23 day of May, 2018 .

Saundy Coode
Heir of Victor Coode

STATE OF PA)
COUNTY OF Greene)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Saundy Coode, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 23 day of May, 2018.

NOTARY PUBLIC
My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MICHAEL R PAWLIKOSKI
Notary Public
CUMBERLAND TWP, GREENE COUNTY
My Commission Expires Jun 11, 2019

WITNESS my hand this the 18th day of May, 2018 .

Leigh Ellen Bibb

Leigh Ellen Bibb
Heir of Victor Coode

STATE OF Virginia)
COUNTY OF Prince William)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Leigh Ellen Bibb, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of May, 2018.

Corinne Giocondo

NOTARY PUBLIC
My Commission Expires:

CORINNE N GIOCONDO
Notary Public
Commonwealth of Virginia
7659113
My Commission Expires Jul 31, 2019

WITNESS my hand this the 22 day of May, 2018 .

Steven Lynn Coode
Heir of Victor Coode

STATE OF Virginia)
COUNTY OF King George)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Steven Lynn Coode, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 22 day of May, 2018.

NOTARY PUBLIC
My Commission Expires:

Vanessa Lynn Starkey
Notary Public
Commonwealth of Virginia
7790726
My Commission Expires December 21, 2022

CERTIFICATION
I, Rebecca Waynick, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca Waynick

State of Tennessee; County of Davidson
On this13th day of June, 2018, personally appeared before me, a notary public for this county and state, Rebecca Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Caitlin Marie Smith

CAITLIN MARIE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT
A

IN THE 7TH CIRCUIT (PROBATE) COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE

FILED
APR 20 2018
DANIEL M. TOOKER, Clerk
By

IN RE:	VICTOR COODE, Deceased	)	No. 17P-2146
	CHARLES MICHAEL COODE, Personal Representative	)	

ORDER

This cause came on to be heard upon the 20th day of April, 2018, before the Hon. Randy Kennedy, Judge of the Probate Court, upon the Motion of the Personal Representative for an Order approving the sale of certain residential real property located in Davidson County, Tennessee, upon Notice to all parties having an interest therein, none of whom filed a response in opposition to the Motion, upon statement of counsel, and the entire record. From all of which, the Court finds that the Motion is unopposed, that the contract for sale is at the fair market value of the property, and that the sale should be approved.

It is therefore ORDERED, ADJUDGED AND DECREED that the contract for the sale of certain residential real property located at 652 Harding Place Drive, Nashville, Davidson County, Tennessee, from the Estate of Victor Coode to John Sherrod, for the sum of $221,500.00 should be and is hereby approved.

ENTER this 20 day of April, 2018.

HON. RANDY KENNEDY, JUDGE

1

APPROVED FOR ENTRY:

Charles R. Niewold (11626)

Mary Arline Evans (12067)

Attorneys for Personal Representative
219 2nd Avenue, North
Suite 100
Nashville, TN 37201
(615) 244-0001

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing has been forwarded by U.S. Mail, postage pre-paid, to:

George M. Coode
[redacted]

Leigh Ellen Bibb
[redacted]

Mary Judith Coode
[redacted]

Steven Lynn Coode
[redacted]

Charles Michael Coode
[redacted]

Roy Morris, Jr.
[redacted]

Bedelia Anne Coode Brandt
[redacted]

Tony Morris
[redacted]

Patricia Morris Treppard
[redacted]

Mary Lou Jackson
[redacted]

201806140057235

Judith L. Coode

John Coode, IV

Nancy Anne Varley

Ellen McWhirter

Mary Jane Varley

Pat Coode

Bill Varley

Mamie McKenzie

John Varley

Cornelia Coode

Marty Coode

Frances Coode Walsh

Mary John Doman

Joe Coode

Kelly Demetrius Coode

Phillip Coode

Saundy Coode

on this the 20th day of April, 2018.

Mary Arline Evans

201806140057235

STATE OF TENNESSEE
Office of Vital Records

EXHIBIT B

TENNESSEE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

STATE FILE NUMBER 2017 103917

DECEDENT

1. DECEDENT'S LEGAL NAME: VICTOR COODE
2. SEX: MALE
3. DATE OF DEATH: 09/23/2017
4. TIME OF DEATH (Approx.): 12:50 AM
5a. AGE: 78
5b. UNDER 1 YEAR: Months / Days
5c. UNDER 1 DAY: Hours / Minutes
6. DATE OF BIRTH: 10/[redacted]/1938
7. BIRTHPLACE: NASHVILLE, TENNESSEE

TYPE/PRINT IN PERMANENT BLACK INK

8a. PLACE OF DEATH: ROADWAY
8b. FACILITY NAME: WEST HARDING PLACE AND DANBY DRIVE
8c. CITY OR TOWN: NASHVILLE
8d. COUNTY OF DEATH: DAVIDSON
9. MARITAL STATUS: NEVER MARRIED
10. SURVIVING SPOUSE (name prior to first marriage):
11a. DECEDENT'S USUAL OCCUPATION: INSURANCE SALES
11b. KIND OF BUSINESS/INDUSTRY: INSURANCE
12. SOCIAL SECURITY NUMBER: [redacted]-3657
13a. RESIDENCE-STATE OR FOREIGN COUNTRY: TENNESSEE
13b. COUNTY: DAVIDSON
13c. CITY OR TOWN: NASHVILLE
13d. STREET AND NUMBER: 652 HARDING PLACE
13e. INSIDE CITY LIMITS?: YES
13f. ZIP CODE: 37211
14. WAS DECEDENT EVER IN US ARMED FORCES?: YES
15. DECEDENT'S EDUCATION: HIGH SCHOOL GRADUATE OR GED COMPLETED
16. DECEDENT OF HISPANIC ORIGIN?: NO, NOT SPANISH/HISPANIC/LATINO
17. DECEDENT'S RACE: WHITE

PARENTS

18. FATHER'S NAME: JOHN COODE JR
19. MOTHER'S NAME PRIOR TO FIRST MARRIAGE: ELLEN MANKEL

INFORMANT

20a. INFORMANT'S NAME: CHARLES MICHAEL COODE
20b. RELATIONSHIP TO DECEDENT: BROTHER
20c. MAILING ADDRESS: 415 CHESTERFIELD AVE, NASHVILLE, TENNESSEE 37212

DISPOSITION

21a. METHOD OF DISPOSITION: BURIAL
21b. PLACE OF DISPOSITION: CALVARY CEMETERY
21c. LOCATION: NASHVILLE, TENNESSEE
22a. SIGNATURE OF FUNERAL DIRECTOR: ▶ /s/ SHERROD A KIMMINS
22b. LICENSE NUMBER: 6617
23a. SIGNATURE OF EMBALMER: ▶ /s/ DAWN EVERETT
23b. LICENSE NUMBER: 6024
24a. NAME AND ADDRESS OF FUNERAL HOME: MARSHALL-DONNELLY-COMBS FUNERAL HOME, 201 25th AVE NORTH, NASHVILLE, TENNESSEE 37203-1604
24b. LICENSE NUMBER: 40

REGISTRAR

25. REGISTRAR'S SIGNATURE: ▶ /s/ LORI FERRANTI
25. DATE FILED: 10/17/2017

CERTIFIER

PHYSICIAN OR MEDICAL EXAMINER EXECUTING CAUSE OF DEATH MUST COMPLETE AND SIGN WITHIN 48 HOURS.

26. CERTIFIER:
26a. IF PHYSICIAN – TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE DATE, TIME AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
26b. IF MEDICAL EXAMINER – ON THE BASIS OF EXAMINATION, AND/OR INVESTIGATION, IN MY OPINION, DEATH OCCURRED AT THE DATE, TIME, AND PLACE, AND DUE TO THE CAUSE(S) AND MANNER STATED.
27a. CERTIFIER: ▶ /s/ ERIC W BERG
27b. LICENSE NUMBER: 045069
27c. DATE SIGNED: 09/27/2017
27d. NAME AND ADDRESS: ERIC W BERG, III 650 JOEL DRIVE, DEPT OF PATHOLOGY, FORT CAMPBELL, KENTUCKY 42223

MEDICAL CERTIFICATION

28. PART I. ENTER THE CHAIN OF EVENTS – DISEASES, INJURIES, OR COMPLICATIONS – THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. ENTER ONLY ONE CAUSE ON A LINE.

IMMEDIATE CAUSE (Final disease or condition resulting in death): a. PENDING
DUE TO (OR AS A CONSEQUENCE OF):
b.
DUE TO (OR AS A CONSEQUENCE OF):
c.
DUE TO (OR AS A CONSEQUENCE OF):
d.
UNDERLYING CAUSE (Disease or injury that initiated the events resulting in death) LAST

APPROXIMATE INTERVAL: ONSET TO DEATH

PART II. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

29a. WAS AN AUTOPSY PERFORMED?
29b. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?

30. MANNER OF DEATH: PENDING INVESTIGATION
31. DID TOBACCO USE CONTRIBUTE TO DEATH?
32. IF FEMALE:
33. IF TRANSPORTATION INJURY, SPECIFY:
34a. DATE OF INJURY
34b. TIME OF INJURY
34c. INJURY AT WORK?
34d. PLACE OF INJURY
34e. DESCRIBE HOW INJURY OCCURRED
34f. LOCATION OF INJURY

ADA 6/12

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977.

OCT 17

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Lori B. Ferranti, PhD, MSN, MBA, RN
State Registrar/Asst. Commissioner

John J. Dreyzehner, MD, MPH, FACOEM
COMMISSIONER

0 9 4 9 3 5 4 9
Data Issued

20180614005723S

EXHIBIT
C

State of Tennessee
Department of Finance and Administration
Bureau of TennCare
Third Party Liability Division
310 Great Circle Road, 4th Floor
Nashville, Tennessee 37243
Toll Free: 866-389-8444 • FAX: 615-413-1941

Bill Haslam
Governor

Larry B. Martin
Commissioner

3/13/2018

CHARLES COODE
REPRESENTATIVE
415 CHESTERFIELD
NASHVILLE, TN 37212

RE: VICTOR COODE
Last Four Of SSN 3657

Dear CHARLES COODE:

The Division of TennCare releases its claim against the probate estate of the above decedent for the marked reason:

X — T.C.A. §71-5-116(c) (2) - Based upon a review of the information you provided, we do not find long-term TennCare benefits paid by the State of Tennessee on behalf of the decedent

____ — T.C.A. §71-5-116(c) - The decedent is survived by a spouse; therefore, the claim is deferred. TennCare reserves the right to assert a claim upon the death of the surviving spouse.

____ — T.C.A. §71-5-116(c) - The decedent was under the age of fifty-five at the time of death; therefore, the estate recovery claim is waived.

If there are questions, you may contact the Estate Recovery Unit at (866) 389-8444.

Note this release only applies to decedent's probate estate and does not apply to trusts or any assets held in trust. For trust inquires, please contact us by phone for referral to TennCare's Office of the General Counsel.

Sincerely,

Pamela J. Howard