This Instrument Prepared by:

Brent E. Hieronymi
Attorney-at-Law
P.O. Box 1116
Ardmore, TN 38449

NO TITLE EXAMINATION REQUESTED FROM NOR RENDERED BY THE PREPARER OF THIS INSTRUMENT.

SHERRY COX

TO..... DEED

SHERRY COX and JAMES ROBERT RODERICK

Bill Garrett Davidson County
Batch# 114758 DEEDWARR
07/11/2018 12:18:01 PM 4 pgs
Fees: $23.00 Taxes: $64.38
20180711-0066984

—— Space above this line for recording information ——

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that the undersigned, **SHERRY COX**, a married woman, hereinafter referred to as Grantor, for and in consideration of the sum of Ten and 00/100 Dollars **($10.00)**, cash, in hand paid by, **SHERRY COX** and **JAMES ROBERT RODERICK**, hereinafter referred to as Grantees, the receipt of which is hereby acknowledged, does, hereby give, grant, bargain, sell and convey unto the said Grantees, as Joint Tenants with Rights of Survivorship, for and during their joint lives and upon the death of either of them, then to the survivor of them, the following described real estate situated in the County of Davidson, State of Tennessee, to-wit:

See Exhibit "A" attached and incorporated hereto for legal description. This property does not constitute any portion of the resident property of the Grantor nor that of her spouse.

SAID PROPERTY being that same property conveyed unto SHERRY COX by deed recorded at Deed Book 20040924-0115424 in the Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD unto the said Grantees, as Joint Tenants with Rights of Survivorship, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

AND SAID GRANTOR does, for herself, and her Heirs, and Assigns, covenant with said Grantees, and their Heirs, Successors, and Assigns, that she is lawfully seized in fee simple of said premises; that said premises is free from all encumbrances, except as recited above, that she has a good right to sell and convey the said premises; that she will warrant and defend the same title and quiet possession unto the said Grantees, and their Heirs, and Assigns, forever, against the lawful claims of all persons, except for current *ad valorem* taxes applicable to the above described property as shown of record in the public records of said County.

POSSESSION of the said premises shall pass to the said Grantees upon the delivery of this deed.

IN WITNESS WHEREOF, the said Grantor hereunto sets her hand and seal this the 25th day of June 2018.

SHERRY COX

STATE OF TENNESSEE }

COUNTY OF GILES }

I, BRENT E. HIERONYMI, the undersigned Notary Public in and for said County and State, being duly commissioned and qualified, hereby certify that SHERRY COX, whose name is signed to the foregoing conveyance, personally appeared before and known to me, acknowledged before me this day that, being informed of the contents of this conveyance, she executed the same as her voluntarily act on the day the same bears.

GIVEN under my hand and official seal this the 25th day of June 2018.

BRENT E. HIERONYMI STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

Notary Public: BRENT E. HIERONYMI
My Commission Expires: 09/18/2018

★★★★★

NEW OWNERS' NAME AND ADDRESS:
SHERRY COX
104 Todd Whitt Lane
Huntsville, AL 35806

PROPERTY ADDRESS:
Bell Road
Nashville, TN 37211

MAIL TAX NOTICE TO:
SHERRY COX
104 Todd Whitt Lane
Huntsville, AL 35806

TAX PARCEL NUMBER:
MAP 121, PARCEL 192

★★★★★

I, hereby swear or affirm that, to the best of Affiant's knowledge, information, and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$17,400.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

SHERRY COX

SWORN and SUBSCRIBED before me this the 25th day of June 2018.

BRENT E. HIERONYMI
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

Notary Public: BRENT E. HIERONYMI
My Commission expires: 09/18/2018

THIS INSTRUMENT SHOULD BE RETURNED AFTER RECORDING TO: Brent E. Hieronymi, Attorney-at-Law, P.O. Box 1116, Ardmore, TN 38449 (256) 539-6776 (MISC) \\Desktop-j06vns6\d\Firm Documents\Deeds\2016-2020\(TN 2md to 2md and 1 ind TIE and TIC) Cox to Cox.wpd

EXHIBIT "A"
Legal Description

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Land in the 2nd Civil District of said County, described according to a survey made by Ralph W. C. Lambert, dated April 21, 1972, and more particularly described as follows: Said tract is designated as Tract 4 and fronts 240.0 feet on the westerly margin of Ned Shelton Road and extends back 575.6 feet on the southerly side, 575.4 feet on the northerly side to the line in the rear measuring 240.0 feet and containing 3.17 acres, more or less.