WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 217,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF AUGUST 2018.

Notary Public

MY COMMISSION EXPIRES: 8/1/2020
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 127474 DEEDWARR
08/10/2018 11:09:27 AM 2 pgs
Fees: $13.00 Taxes: $802.90

20180810-0079129

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Cox and Yelena Kern	New Owner	
(NAME)	(NAME)	
3909 East Ridge Drive		**148-10-0-035.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **TIMOTHY MOORE STEELE, AS SURVIVING TENANT BY THE ENTIRETY** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL COX AND YELENA KERN, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 46 on the Plan if Section One, Locustwood, of record in Book 2330, page 136, Register's Office for Davidson County Tennessee.

Said Lot No. 46 fronts 75 feet on the westerly side of East Ridge Drive and runs back 238.8 feet on the northerly line and 120 feet on the southerly line to a dead line in the rear, measuring 145.6 feet.

Being the same property conveyed to Timothy Moore Steele et ux, Angela O. Steele, by Warranty Deed from Douglas F. Morgan et ux, Carolyn P. Morgan, executed May 4, 1978 and recorded May 8, 1978, of record in Book 5282, page 896, Register's Office for Davidson County, Tennessee. The said Angela O. Steele having since died on February 22, 2016, thereby vesting title to Timothy Moore Steele, as surviving tenant by the entirety.

unimproved ☐
This is improved ☒ property, known as

3909 East Ridge Drive	**Nashville**	**TN**	**37211**
(House Number) (Street)	(P.O. Address)	(City or Town)	(Postal Zip)

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2018 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Book 2330, page 136, said Register's Office.

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 hand this 9th day of August 2018.

Timothy Moore Steele

Timothy Moore Steele

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Timothy Moore Steele, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that Timothy Moore Steele executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of August 2018.

Commission expires: 07/09/2022

Pam McBroom

Notary Public

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY