WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 169177 DEEDWARR
11/30/2018 02:51:30 PM 2 pgs
Fees: $13.00 Taxes: $0.37
20181130-0117144

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100.00

Mable L. Cockrill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF NOVEMBER, 2018

Notary Public

MY COMMISSION EXPIRES: 7.5.2021
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mable L Cockrill	owner at property address	
(NAME)	(NAME)	06405001900
4025 Main Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, WE, **Dorris J Hadley,** Abdur-Rahim Zaimah **, Evelyn R Sadler, Judy F Cockrill, Janice E McHolland, and Juanita Lang** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mable L Cockrill,** a single woman, HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 lots nos. 2 and 4 of Block "P" on the Plan of Hadley Bend City Subdivision, as of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Earl B. Cockrill and wife, Rebecca L. Cockrill by virtue of that certain Deed dated January 19, 1971, and being of record at Instrument No. Book 4475, Page 586 in the Register's Office of Davidson County, Tennessee. Earl B. Cockrill pre-deceased Rebecca L. Cockrill on or about October 24, 2003 leaving Rebecca L Cockrill as the remaining tenant by the entirety. Rebecca L. Cockrill having since died on or about February 26, 2014 leaving Dorris J Hadley, Abdur-Rahim Zaimah, Evelyn R Sadler, Judy F Cockrill, Janice E McHolland, Juanita Lang and Mable F Cockrill as her remaining heirs per affidavits of heirship of record at Instrument No's 201811300117142 201811300117143 in the Register's Office of Davidson County, Tennessee. *Sellers warrant that this property has not been used as their primary residence.*

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

unimproved
This is improved x property, known as 4025 Main St. Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 26th day of November, 2018.

Dorris J Hadley

Abdur-Rahim Zaimah

Evelyn R Sadler

Judy F Cockrill

Janice E McHolland

Juanita Lang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Dorris J Hadley, Abdur-Rahim Zaimah, Evelyn R Sadler, Judy F Cockrill, Janice E McHolland, and Juanita Lang , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of November, 2018.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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 this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019