# WARRANTY DEED

Karen Johnson Davidson County
Batch# 193249 **DEEDWARR**
02/08/2019 09:12:55 AM 2 pgs
Fees: $13.00 Taxes: $858.40

20190208-0012077

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

**THIS INSTRUMENT WAS PREPARED BY**
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300 ,Nashville, TN 37215

File No.: ARK190017TN

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Joseph Andrew Mosley, AN UNMARRIED MAN | Joseph Andrew Mosley, AN UNMARRIED MAN | |
| (NAME) 2903 Jones Avenue | (NAME) 2903 Jones Avenue | 060-12-0-138.00 |
| (ADDRESS) Nashville, TN 37207 | (ADDRESS) Nashville, TN 37207 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty-Two Thousand And No/100 Dollars ($232,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MADELINE J. WATKINS f/k/a MADELINE COTHREN, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH ANDREW MOSLEY, AN UNMARRIED MAN**, 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 parts of Lot Nos. 11 and 12 on the final plan of Joywood Heights, Section 3, not of record, according to a survey made by W. W. Turner Company, Engineers, January 15, 1948, being also known as parts of Lots 3 and 4 on the Plan of a resubdivision of said lots 11 and 12, not of record, described according to a survey made by George W. Watkins, Surveyor, January 15, 1960 being described in part according to a survey made by John Kohl dated December 5, 1975, as follows:

Beginning at a point of the southeasterly margin of Jones Avenue, extended at the northeast corner of the property conveyed to James C. Clark and wife, by deed from J.T. Murphree and wife, of record in Book 3028, Page 5 of the Register's Office for said county; thence with the southeasterly margin of said Avenue northeastwardly 105 feet to an iron pin; thence South 33 degrees 25 seconds East 186.1 feet to an iron pin; thence South 56 degrees 30 minutes West 93.2 feet to an iron pin; thence North 35 degrees 50 minutes West 188.3 feet to the beginning.

Being the same property conveyed to Madeline Cothren by Warranty Deed from Mothership Ventures, LLC of record in Instrument No. 20160329-0029353, Register's Office for Davidson County, Tennessee, dated March 23, 2016 and recorded on March 29, 2016. Madeline Cothren has since married Thomas Watkins and changed her name to Madeline J. Watkins.

Thomas Watkins joins in this conveyance for the purpose of conveying any and all marital interest he may have in the property.

unimproved ☐
This is improved ☒ property, known as 2903 Jones Avenue, Nashville, TN 37207
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Madeline J. Watkins and Thomas Watkins, this 4 day of February, 2019.

Madeline Watkins
Madeline J. Watkins

Thomas Watkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4 day of FEBRUARY 2019, before me personally appeared Madeline J. Watkins and Thomas Watkins, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 4 day of FEBRUARY, 2019

Commission Expires: 8.4.20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public