Karen Johnson Davidson County
Batch# 201796 DEEDWARR
03/04/2019 03:40:30 PM 4 pgs
Fees: $23.00 Taxes: $592.00
20190304-0019755

WARRANTY DEED

STATE OF TN
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF March, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/29/21
(AFFIX SEAL)

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Nicholas Coccia	SEND TAX BILLS TO: Owner	MAP-PARCEL NUMBERS
3855 Crouch dr (NAME)	(NAME)	05910024400
Nashville TN 37207 (ADDRESS)	(ADDRESS)	
(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, **James Wesley Brown, John Henry Brown Jr., Moulton Eugene Todd, Edward Wendell Todd, Lesia Schultz, Amanda Todd, as heirs to Annie Mai Brown**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas Coccia,** 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. 583 on the Plan of Phase I of Haynes Manor, Section V, of record in Book 4460, Page 35, said Register's Ofice, and amended by instrument of record in Book 4650, page 232, said Register's Office, to which plan reference is hereby made for a more complete description.

FOR INFORMATION PURPOSES ONLY: 3855 Crouch Drive, Nashville, TN 37207

Being the same property conveyed to Being the same property conveyed to John Henry Brown and wife, Annie Mai Brown by Warranty Deed from Donald J. Stover and wife, Mary Stover of record in Book 5092, Page 659, Register's Office for Davidson County, Tennessee, dated November 26, 1976 and recorded on December 01, 1976. (Value or consideration shown in aforementioned deed $23,000.00.)

The said John Henry Brown having since died on or around November 01, 2004 and said property now vests solely in Annie Mai Brown surviving tenant by the entirety. Annie Mai Brown having since died on or around July 10, 2018. Affidavit of Heirship of record at Instrument Number20190304001975O__201903040019751; title in her heirs James Wesley Brown, John Henry Brown, Jr., Moulton Eugene Todd, Amanda Todd, Edward Wendell Todd, and Lesia Schultz.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 4549, Page 992, 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 3855 Crouch Dr. Nashville, TN 37207
(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 1st day of March, 2019.

James Wesley Brown

John Henry Brown Jr.

Moulton Eugene Todd, by James Wesley Brown, Attorney-In-Fact

Edward Wendell Todd

Lesia Schultz, by James Wesley Brown, Attorney-In-Fact

Amanda Todd, by James Wesley Brown, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **James Wesley Brown, John Henry Brown, Jr., and Edward Wendell Todd,** 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 this 1st day of March, 2019.

Notary Public
My Commission Expires: 7/9/22

LISA A. WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **James Wesley Brown,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, to be the person who executed the foregoing instrument in behalf of **Moulton Eugene Todd, Lesia Schultz, and Amanda Todd,** and who acknowledged that he executed the foregoing instrument as the free act and deed of **Moulton Eugene Todd, Lesia Schultz, and Amanda Todd**, pursuant to Power of Attorneys of record at Instrument Numbers 201903040019752, 201903040019753, and 201903040019754.

Witness my hand and official seal this 1st day of March, 2019.

Notary Public
My Commission Expires: 7/9/22

LISA A. WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

James Wesley Brown, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of **Moulton Eugene Todd, Lesia Schultz, and Amanda Todd**, the principals.

This 1st day of March, 2019.

James Wesley Brown

James Wesley Brown

Sworn to and subscribed before me by **James Wesley Brown** this 1st day of March, 2019.

Notary Public

My Commission Expires 7/9/22

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Michelle W. Locke, 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.

Michelle W Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amber Roberts, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amber Roberts
Notary Public

AMBER ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO. TN

My Commission Expires: 8/29/20