Karen Johnson Davidson County
Batch# 303132 DEEDWARR
10/21/2019 11:02:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191021-0107514

NEW OWNER:
JOSE P. AVILA
3508 HOBSON PIKE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-1385

BK/PG:1914/613-616
19686003

4 PGS : DEED	
JILL COFFMAN 433654 - 19686003	
10/17/2019 - 09:46 AM	
VALUE	620000.00
MORTGAGE TAX	0.00
TRANSFER TAX	2294.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	2317.00

STATE of TENNESSEE, WILSON COUNTY
JACKIE MURPHY
REGISTER OF DEEDS

Map & Parcel
119-065.00 – Wilson
124-062.00 – Davidson

Consideration tax paid on Instrument filed of record in Book 1914, Page 613 in Registers Office for Wilson County, Tennessee.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Twenty Thousand and 00/100 Dollars ($620,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WILLIAM COX and SUSAN COX, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOSE P. AVILA and FRANCISCA D. ORTIZ, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **25th** Civil District of **WILSON** and lying in the 4th Civil District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, and the 25th Civil District of Wilson County, Tennessee, according to a survey made by Joe Charles Wilson, Tennessee License Surveyor No. 654, and as drawn by T & H Lane Surveyors, and described as follows:

Beginning at a point in the southerly margin of Hobson Pike, said point being 50 feet from the most Westerly line of the Co-Op Properties Inc. Farm as measured along the southerly margin of Hobson Pike North 84 degrees 14 minutes East; thence with the southerly margin of Hobson Pike North 84 degrees 14 minutes East 147.53 feet to a point; thence South 7 degrees 10 minutes East 1131.35 feet to a point; thence South 82 degrees 53 minutes West 379.65 feet to a point; thence North 4 degrees 16 minutes East 1157.70 feet to the point of beginning, containing 6.84 acres more or less.

Being the same property conveyed to WILLIAM COX and wife, SUSAN COX by Warranty Deed from Todd Lawicki and wife, Susan Lawicki, dated July 28, 2008, and of record in Book 1315, Page 1700, Register's Office for WILSON County, Tennessee and Instrument No. 20080801-0078930, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **3508 HOBSON PIKE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 15th day of October, 2019.

WILLIAM COX

SUSAN COX

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **WILLIAM COX and SUSAN COX,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of October, 2019.

NOTARY PUBLIC

My commission expires: _____

MATTHEW RYAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$620,000.00**.

AFFIANT

Sworn to and subscribed to before me this 15th day of October, 2019.

NOTARY PUBLIC

My commission expires: 6/29/21

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

True Copy Certification

I, Penny May, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Penny May, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY