NEW OWNER:
COBY CLARK COMER
2024 DUNEDIN COVE
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
~~NEW OWNER~~
Enterline Mortgage
10613 W Sam Houston Pkwy N
Houston TX 77064

Map & Parcel
064030A10200CO

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 19-1391

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 308005 DEEDWARR
10/30/2019 08:01:30 AM 4 pgs
Fees: $23.00 Taxes: $1,609.13
20191030-0111073

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Thirty-Four Thousand Nine Hundred and 00/100 Dollars ($434,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **FLOYD S. WEEKES, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **COBY CLARK COMER and CAMERON FOLTZ COMER, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 185 on the Plan of Phase Eleven, Section Two, Brandywine Pointe, as shown on the plat of the same of record in Plat Book 9700, Page 241, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to FLOYD G. WEEKES by Quitclaim Deed from Rita A. Weekes, dated December 28, 2012, and of record in Instrument No. 20130108-0002466, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Floyd G. Weekes and wife, Rita A. Weekes by Warranty Deed from Zaring Homes, Inc., dated May 15, 1997, and of record in Book 10460, Page 19, Register's Office for Davidson County, Tennessee. Floyd S. Weekes is one and the same person as Floyd G. Weekes.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **2024 DUNEDIN COVE, OLD HICKORY, TN 37138**.

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 shown on the plat of record at Plat Book 9700, Page 241, and any and all restrictions, existing roadways, 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 MY SIGNATURE hereto this 28th day of October, 2019.

FLOYD S. WEEKES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 28th day of October, 2019.

NOTARY PUBLIC

My commission expires: _____

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

****

The actual consideration or value, whichever is greater, for this transfer is **$434,900.00.**

AFFIANT

Sworn to and subscribed to before me this 28th day of October, 2019.

NOTARY PUBLIC

My commission expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

