Karen Johnson Davidson County
Batch# 364776 DEEDWARR
02/28/2020 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $784.40
20200228-0022169

# WARRANTY DEED

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF FEBRUARY, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**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 |
|---|---|---|
| Pamela Cannon | Owner at | |
| (NAME) | (NAME) | |
| 237 Solness Ave | Property address | 049090A01100CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37218 | | |
| (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, **LaToya Cobb,** single, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Pamela Cannon**, a single woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**BEING ALL OF LOT 11, CREEKSIDE SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 200401220008741 AND AS CORRECTED BY SURVEYOR'S CERTIFICATE OF CORRECTION IN INSTRUMENT NO. 200411090135030, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.**

Being the same property conveyed to LaToya Cobb by virtue of that certain Special Warranty Deed dated May 3, 2007, and being of record at Instrument No. 20070604-0065940 in the Register's Office of Davidson County, Tennessee.

**This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, 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 237 Solness Ave Nashville, TN 37218
(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 27th day of February, 2020.

LaToya Cobb

**LaToya Cobb**

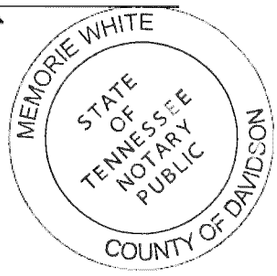
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **LaToya Cobb** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of February, 2020.

Notary Public

My Commission Expires: 7.5.2021



**Certificate of Authenticity**

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill Neely

**Signature**

**State of** Tennessee

**County of** Davidson

**Personally appeared before me** Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

**Notary's Signature**

**My Commission Expires:** _____

**Notary's Seal (If on paper)**

STATE OF TENNESSEE NOTARY PUBLIC

DAVIDSON COUNTY

MY COMMISSION EXPIRES 2021

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