Karen Johnson Davidson County
Batch# 380074 DEEDWARR
03/31/2020 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20200331-0034579

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Nakeya H.Cockrill
3505 Thornhill Drive
Antioch, TN 37013

SEND TAX BILL TO:
New Owner

MAP/PARCEL 150-03-0-424.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Preston S. Crim and Amber Blackwell, NKA Amber Crim, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Nakeya H. Cockrill, a single woman, hereafter called the GRANTEE,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 470 on the Plan of The Country Section Ten of record in Plat Book 6900, Page 394, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Preston S. Crim, unmarried man, and Amber Blackwell, unmarried woman by Warranty deed from Leonard Andre Land and wife, Daphane Lanette Lang of record in Instrument No. 201708180085321 Register's Office for Davidson County, Tennessee, dated August 11, 2017 and recorded on August 18, 2017.

This is improved property known as: **3505 Thornhill Drive, Antioch, Tennessee 37013**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE her heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 30th day of March, 2020.

WITNESS MY HAND on this the 30th day of March, 2020

Preston S. Crim

Amber Crim

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Preston S. Crim and Amber Crim,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of March, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 05.09.23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $300,000.00.

AFFIANT

Subscribed and sworn to before me this the 30th day of March, 2020.

NOTARY PUBLIC

My Commission Expires: 05.09.23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 200148

True Copy Certification

I, Jennifer Pennell, 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022