Send Tax Statements To:
New Owner

Name and Address of New Owner:
Katie Cole
6324 Spera Pointe Crossing
Hermitage, TN 37076

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel: 98-5-B/46CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **STEPHEN EDGAR ADCOX AND JANICE LYNN ADCOX, HUSBAND AND WIFE**, has this day bargained and sold and does hereby transfer and convey unto, **KATIE COLE, SINGLE,** their heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Hermitage, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 46 on the plan of Baypointe Subdivision, Phase II, of record in Instrument No. 20010608-0060679, 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 Stephen E. Adcox, married, by deed from Sheridan Adcox, married, dated July 12, 2017, appearing of record in Instrument Number 20180720-0071129, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20000510-0047337, Instrument Number 20000720-0071748, and in Instrument Number 20010621-0065743; Restrictive Covenants of record in Book 3827, page 822; Transmission Line Easement in Book 1255, page 347, and in Book 1280, page 445; Sanitary Sewer and/or Storm Drainage Easement in Book 10316, page 619; and to any and all matters shown on said plat and survey of record in Plan of record in Instrument Number 20010608-0060679; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **KATIE COLE, SINGLE,** their heirs and assigns, forever.

Karen Johnson Davidson County
Batch# 436910 DEEDWARR
07/14/2020 09:41:30 AM 4 pgs
Fees: $23.00 Taxes: $1,309.80
20200714-0076742

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 10th day of July, 2020.

Stephen Edgar Adcox

Janice Lynn Adcox

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Stephen Edgar Adcox and Janice Lynn Adcox, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Hermitage, Tennessee, this the 10th day of July, 2020.

NOTARY PUBLIC
My Commission Expires: 11/20/2021

Amanda M Clark
State of Tennessee Notary Public
Rutherford County

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $354,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 10th day of July, 2020.

NOTARY PUBLIC
My Commission Expires: 3/8/21

STEVEN PAUL DISSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON