This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-20-7407

Karen Johnson Davidson County
Batch# 492022 DEEDWARR
10/08/2020 11:25:30 AM 5 pgs
Fees: $28.00 Taxes: $765.90
20201008-0117106

STATE OF TENNESSEE
COUNTY OF Davidson

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

The actual consideration or value, whichever is greater, for this transfer is $207,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of October, 2020.

Notary Public
My Commission Expires: 3/6/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Paula A. Smith 60 Rolling Meadows Drive Goodlettsville, TN 37072	First Horizon Bank 165 Madison Avenue Memphis, TN 38103	033-04-0A-060.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Deborah C. Borum and Richard L. Cobb, heirs of the Estate of Lois H. Cobb**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Paula A. Smith, 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:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Rolling Meadows, Phase 1, Section Two, of record in Plat Book 6250, Page 732, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Lois H. Cobb by Warranty Deed from Charles R. Bess and wife, Sarah A. Bess, dated September 29, 2000, recorded October 4, 2000, of record in Instrument No. 20001004-0098512, Register's Office for Davidson County, Tennessee. Lois H. Cobb died on February 4, 2020 and devised the real estate to Richard Cobb and Deborah Borum by will that has not been admitted to probate. According to two Affidavits of Heirship, recorded simultaneously herewith, Lois H. Cobb was unmarried at the time of her death and her children, Deborah C. Borum and Richard L. Cobb, were her heirs at law.

This Instrument executed on behalf of Richard L. Cobb ("Principal") by Deborah C. Borum pursuant to the Power of Attorney of record Instrument Number

202010080117105, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **60 Rolling Meadows Drive, Goodlettsville, TN 37072.**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of October, 2020.

GRANTOR:

Richard L. Cobb by Deborah C Borum, his Attorney-In-Fact

Richard L. Cobb by Deborah C. Borum, his Attorney-In-Fact

Deborah C Borum

Deborah C. Borum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Deborah C. Borum, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she/ executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of October, 2020.

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

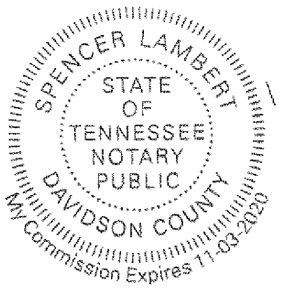
Notary Public
My Commission expires: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Deborah C. Borum the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Richard L. Cobb ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 7th day of October, 2020.



Notary Public
My Commission expires: _____

EXHIBIT "A"
TO Warranty Deed
From: Richard L. Cobb and Deborah C. Borum
To: Paula A. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Deborah C Borum
Affiant

WITNESS my hand and seal at office this 7th day of October, 2020.

Notary Public
My Commission Expires: _____

SPENCER LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2023

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 1/3/23
Notary' Seal (if on paper)

