Karen Johnson Davidson County
Batch# 551905 DEEDWARR
01/11/2021 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20210111-0004690

Name and Address of New Owner:
Ian H. Ratliff and Matthew Wright
200 E. Spring St.
Lebanon, TN 37087
Send Tax Bills To:
200 E. Spring St
Lebanon, TN 37087
This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 044-01-0-009.00-CO

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Andrew J. Cox and wife, Anna Marie Cox**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ratliff Real Estate, LLC, a Tennessee Limited Liability Company as to a 50% ownership and Sine Nomine, LLC, a Tennessee Limited Liability Company as to a 50% ownership,** "the Grantees," the following described real estate in Davidson County, Tennessee:

BEING A PARCEL OF LAND LYING IN OLD HICKORY, TENNESSEE, SAID PARCEL BEING SITUATED IN THE 11TH COUNILMANIC DISTRICT OF DAVIDSON COUNTY AND IS NOTED AS BEING PARCEL 9 ON TAX MAP 44-01. SAID PARCEL'S OWER OF RECORD BEING ANDREW J. AND ANNA MARIE COX AS OF RECORD IN INSTRU. NO, 20120619-005782, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE AND IS MORE PRATICUARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIPE OLD, SAID PIPE BEING LOCATED IN THE NORTHWESTERLY RIGHT OF WAY LINE OF HICKERSON STREET AND BEING A CORNER COMMON WITH MARC MONTGOMERY AS OF RECORD IN INSTRU. NO. 20171002-0100357, R.O.D.C., TN.;

THENCE, WITH THE SAID MONTGOMERY PROPERTY, NORTH 45 DEG 51 MIN 50 SEC WEST, PASSING AN IRON PIPE OLD AT A DISTANCE OF 105 FEET AND 210 FEET FOR A TOTAL DISTANCE OF 291.30 FEET TO AN IRON PIN NEW, SAID PIN BEING IN THE NORTHEASTERLY LINE OF THE PAUL AND KIMBERLY CAUDELL PROPERTY, AS OF RECORD IN INSTRU. NO. 20150112-0003193, R.O.D.C., TN. AND BEING A CORNER COMMON WITH THE GORDAN GRIGG PROPERTY, AS OF RECORD IN INSTRU. NO. 20020701-0078795, R.O.D.C., TN,;

THENCE, WITH THE SAID GREGG PROPERTY, NORTH 44 DEG 41 MIN 46 SEC EAST, PASSING AN IRON PIN OLD AT A DISTANCE OF 96.50 FEET, FOR A TOTAL DISTANCE OF 109.60 FEET TO AN IRON PIPE OLD, SAID PIPE BEING IN THE SOUTHEASTERLY LINE OF THE FELLER BROWN, LIVING TRUST PROPERTY, AS OF RECORD IN INSTRU. NO. 20170209-0013902, R.O.D.C., TN. AND BEING A CORNER COMMON WITH THE LINDA, JIMMY AND GREGORY TUCKER PROPERTY, AS OF RECORD IN BOOK 10616, PAGE 786, R.O.D.C., TN.;

THENCE, WITH THE SAID TUCKER PROPERTY, SOUTH 43 DEG 58 MIN 54 SEC EAST, 293.80 FEET TO AN IRON PIPE OLD, SAID PIPE BEING IN THE SAID NORTHWESTERLY RIGHT OF WAY LINE OF HICKERSON STREET;

THENCE, WITH THE SAID RIGHT OF WAY LINE, SOUTH 46 DEG 05 MIN 30 SEC WEST, 100.00 FEET TO THE POINT OF BEGINNING

CONTAINING: 30,652 SQUARE FEET OR 0.707 ACRES, MORE OR LESS ACCORDING TO SURVEY DATED DECEMBER 28, 2020, COMPLETED BY HFR DESIGN SURVEY DIVISION, 214 CENTERVIEW DR., STE 300, BRENTWOOD, TN 37027, MICHAEL R. WILLIAMS, R.L.S, TN. #1906.

Being the same property conveyed to J.W. Allen and wife, Frances Allen by Warranty deed from George O. Hamby and wife, Willadean Hamby of record in Book 5071, page 40 Register's Office for Davidson County , Tennessee, dated September 08, 1976 and recorded on September 22, 1976. (Value or consideration as shown in aforementioned deed $17,000.00.)

Being the same property conveyed to Anna Marie Cox by Quitclaim deed from Frances Allen of record in Instrument No. 20021205-0149829 Register's Office for Davidson County, Tennessee, dated December 03, 2002 and recorded on December 05, 2002. As Last Will and Testament recorded on July 23, 2012, recorded in Instrument No. 20120723-0064164. (Value or consideration as shown in aforementioned deed $0.00.)

Being the same property conveyed to Grayson Smith Cannon, Trustee by Quitclaim deed from Anna Marie Cox of record in Instrument No. 20120619-0053782 Register's Office for Davidson County, Tennessee, dated June 15, 2012 and recorded on June 19, 2012, and within the same deed Grayson Smith Cannon,

Trustee conveys said property to Andrew J. Cox and wife, Anna Marie Cox. (Value or consideration as shown in aforementioned deed $0.00.)

Being also known as 112 Hickerson Street Old Hickory, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of January, 2021.

Andrew J. Cox (SEAL)
Andrew J. Cox

Anna Marie Cox (SEAL)
Anna Marie Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew J. Cox and Anna Marie Cox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of January, 2021.

Sandy Balent
Notary Public
My commission expires: 10-2-23

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $155,000.00, 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
8th day of January, 2021.

Sandy Balent
Notary Public
My commission expires: 10-2-23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. 2020-1278

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