When Recorded Return to:
Midtown Title, LLC
1704 Charlotte Ave. Ste. 105
Nashville, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$170,000.00** (One Hundred Seventy Thousand).

AFFIANT

Subscribed to and sworn before me this 7th day of January, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES: 1/3/2023

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY NOTARY SEAL

Karen Johnson Davidson County
Batch# 555746 DEEDWARR
01/19/2021 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20210119-0007446

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Adela Hernandez Cruz 8161 Lain Hollow Road Joelton, TN 37080	**SAME AS NEW OWNER**	00400012700

WARRANTY DEED

FOR AND IN 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, I/WE, **JERRY W. MCCOOL AND WIFE, NANCY JO MCCOOL,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ADELA HERNANDEZ CRUZ, UNMARRIED,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot No. 2 on plat of Angel Acres Subdivision, Section Two, as of record in Book 6200, page 64, R.O.D.C. Said lot fronts 53.5 feet on the northerly side of the cul-de-sac of Lain Hollow Rd., and contains 3.52 acres more or less.

Being the same property conveyed to Jerry W. McCool and wife, Nancy Jo McCool by deed from James E. Clary, Jr. and wife, Janice Anglea Clary of record in Instrument No. 200002230017774, dated February 18, 2000 and recorded February 23, 2000, Register's Office for Davidson County, Tennessee.

Being also known as 8161 Lain Hollow Road, Joelton, Tennessee 37080.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **8161 LAIN HOLLOW ROAD** **JOELTON, TN 37080**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number: GTE File: 2020125947

WITNESS, this 7th day of January, 2021

Jerry W. McCool

Nancy Jo McCool

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of January, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jerry W. McCool and wife, Nancy Jo McCool** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 7th day of January, 2021.

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2020125947

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

