# WARRANTY DEED

Karen Johnson Davidson County
Batch# 556159 **DEEDWARR**
01/19/2021 01:54:38 PM 2 pgs
Fees: $13.00 Taxes: $914.64

20210119-0007948

B-VRES-20-330

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Joshua Parent** | **DAS Acquisition Company, LLC** | |
| (NAME) **330 Alta Loma Rd** | (NAME) **12140 Woodcrest Executive Drive, Suite 150** | **034-05-0-024.00** |
| (ADDRESS) **Goodlettsville, TN 37072** | (ADDRESS) **St. Louis, MO 63141** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES E. COX AND FALECIA A. COX, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA PARENT, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 7 on the Plan of Gatewood Section 1 of record in Plat Book 3300, Page (s) 47 through 52, inclusive, 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 James E. Cox and wife, Felicia A. Cox by Warranty deed from Richard N. Smith and wife, Donna H. Smith of record in Book 10553, page 821, Register's Office for Davidson County, Tennessee, dated July 28, 1997 and recorded on August 01, 1997.

Being the same property conveyed to U.S. Bank National Association by Substitute Trustee's deed from J. Phillip Jones, Substitute Trustee of record in Instrument No. 20160504-0043792 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 04, 2016, Register's Office of Davidson County, Tennessee.

Affidavit to Rescind Foreclosure Sale wherein title shall remain vested in James E. Cox and Falecia A. Cox, recorded in Instrument No. 20160805-0081307, recorded on August 05, 2016.

Felicia A. Cox and Falecia A. Cox are one in the same person.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page (s) 47 through 52, Inclusive Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3370, Page 121, as amended in Book 3375, Page 249 and Book 3398, Page 438, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 1153, Page 652, Book 1165, Page 460, Book 2489, Page 92, and Book 2883, Page 615, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **330 Alta Loma Rd, Goodlettsville, Tennessee 37072**.

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

Witness my/our hand(s) this the 12th DAY OF JANUARY, 2021.

James E. Cox

Falecia A. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES E. COX, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of January, 2021.

Notary Public
My Commission Expires: 4/28/23
(SEAL)

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FALECIA A. COX, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of January, 2021.

Notary Public
My Commission Expires: 4/28/23
(SEAL)

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212