STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 580106 **DEEDWARR**
03/01/2021 09:30:26 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20210301-0025121

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2021.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G21-11749

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jessica Ann Lunn (NAME)	OWNER (NAME)	72-7-225
2437 Branch Street (STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Larry Gene McCoy and Faith Fowler McCoy, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica Ann Lunn, an unmarried woman**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Number 5 on the unrecorded Map of J.R. Henderson's Subdivision, in the 11th Civil District of Said County, described as follows, to wit:

Beginning at a point in the west margin of Branch Avenue, formerly McKinney Avenue, 186 feet south of the southerly margin of McGavock Street, formerly Mazey Lane; thence westerly 213.6 feet to a point which is 200 feet, more or less, south of the southerly margin of McGavock Pike; thence southerly 50 feet to the corner of lots Numbers 5 and 6; thence with the line between said lots easterly 213.6 feet to the westerly margin of Branch Avenue; thence with the margin of the same, northerly 50 feet to the beginning.

Being the same property conveyed to Larry Gene McCoy and Faith Fowler McCoy, a married couple and Jeremy Fowler McCoy and Darci Lynn McCoy, a married couple by Deed dated September 21, 2017 from Jeremy Fowler McCoy and Darcy Lynn McCoy, a married couple, recorded January 19, 2018, in Instrument Number 20180119-0005661, Register's Office of Davidson County, Tennessee. And further conveyed to Larry Gene McCoy and wife, Faith F. McCoy by deed from Jeremy Fowler McCoy and Darcy Lynn McCoy, a married couple, recorded 2/26/21, in Instrument No. 20210226-0024017, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Easement for sanitary sewers/storm drainage in Book 4218, page 588, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2437 Branch Street, Nashville, TN 37216.

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.

Witness my/our hand(s) this 26th day of February, 2021.

Larry Gene McCoy

Faith Fowler McCoy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of February, 2021, before me personally appeared Larry Gene McCoy and Faith Fowler McCoy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of February, 2021.

Notary Signature
My commission expires: 6/23/24

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066