Karen Johnson Davidson County
Batch# 581032 DEEDWARR
03/01/2021 03:54:30 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20210301-0025900

WARRANTY DEED

MARKEYSHA SORENSEN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires June 28, 2021

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2021

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Alexander Cox and Brandi L Cox, Husband and Wife	New Owner	51-3-27
(NAME)	(NAME)	
620 Vantrease Road		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20210311

For and 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, **Robert C. Willis and David E. Willis and Troy Lee Willis and Jennifer M. Willis McCloud and Christopher Lee Willis** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Alexander Cox and Brandi L Cox, Husband and Wife**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lots Nos. 35, 36, 37 and 38, Block D on the Map of Marthonna, not of record, and described according to a copy of a survey thereof made by J.A. Mefford, Surveyor, in December, 1937 as follows:

Beginning at a point in the southerly margin of Ezell Road South, now Vantrease Road, at the common corner of Lots Nos. 34 and 35, being 500 feet east of the easterly margin of Ezell Road West; thence southerly with the line between said lots 340.4 feet to a point; thence S 88°40'E 100 feet to the common corner of Lots No. 38 and 39; thence northerly with the line between said lots 338.1 feet to the southerly margin of Ezell Road South, now Vantrease Road; thence with the margin of the same, N 86°02'W 100 feet to the beginning.

BEING the same property conveyed to Robert Lee Willis and wife, Annie Jean Willis by Warranty Deed from Blease A. Miller and wife, Nel R. Miller, dated June 26, 1969 and filed of record in Book 4346, page 401, Register's Office for Davidson County, Tennessee. The said Robert Lee Willis died, leaving the said Annie Jean Willis the surviving tenant by the entirety and sole owner of said land. Annie Jean Willis died testate on or about September 22, 2016, devising subject property to Robert C. Willis, Troy Lee Willis, Jennifer M. Willis, David E. Willis and Christopher Lee Willis as evidenced by the Last Will and Testament of Annie Jean Willis filed of record in the 7th Circuit Court for Davidson County, Tennessee, Docket No. 16P-1766.

And also made subject to Agreement of Dedication Easement for Sanitary Sewers and/or Storm Drainage appearing of record in Book 5268, page 845, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 620 Vantrease Road, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 22nd day of February, 2021

Robert C. Willis

David E. Willis

Troy Lee Willis

Jennifer M. Willis McCloud
By David Willis, Attorney in Fact

Christopher Lee Willis

TERESA GLASS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires October 23, 2023

STATE OF Tennessee)
County OF Robertson)

Before me personally appeared David Willis, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jennifer M Willis McCloud, and who acknowledged that he/she executed the same as the free act and deed of Jennifer M Willis McCloud.

Witness my hand, at office, this 22nd of February, 2021.

Notary Public
My Commission Expires:

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert C. Willis and David E. Willis and Christopher Lee Willis, and Troy Lee Willis the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd of February, 2021.

Notary Public
My Commission Expires:
10-23-23

TERESA GLASS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires October 23, 2023

True Copy Certification

I, Tamcika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tamcika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tamcika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY