Karen Johnson Davidson County
Batch# 604722 DEEDWARR
04/01/2021 09:10:53 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20210401-0042860

This Instrument Prepared By:
Thomas M. Hutto, Esq.
Dale, Hutto & Lyle, PLLC
805 South Garden Street
P.O. Box 1017
Columbia, TN 38402-1017

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **PATRICIA ANDERSON AND A. EDWIN ANDERSON,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and, **THOMAS J. COX AND KIMBERLY D. COX, HUSBAND AND WIFE, AS TENANTS BY ENTIRETY,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

Land in Davidson County, Tennessee, being Unit No. 215, as shown on the Plan of First Revision Condominium Site Plan Plat for Phase 1A of Lot No.2, The Cloister of Saint Henry, of record in Plat Book 5200, Page 656, said Register's Office and further established by the Master Deed for The Cloister at St. Henry, Phase 1A, a Horizontal Property Regime, of record in Book 6042, Page 602 and amended in Book 6071, Page 149 and Book 6237, Page 660, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Katherine Anderson Couch and A. Edwin Anderson, subject to the life estate of Patricia Anderson by Deed dated August 16, 2011, recorded August 15, 2011, in instrument 20110818-0063897, see also 20040604-006614, in the Official Records of Davidson County, Tennessee.

Also being the same property conveyed as to the one-half remainder interest of Katherine Anderson Couch to Patricia Anderson by Quitclaim Deed dated March 29, 2021, recorded March 30, 2021, in instrument 20210330-0041329, in the Official Records of Davidson County, Tennessee

FIRST PARTY certifies that this property is not currently used by FIRST PARTY or a spouse or dependent of FIRST PARTY as a principal place of residence.

This property is shown on the tax records of Davidson County, Tennessee as Map 129, Group 11-0A, Parcel 215-00.

Legal description obtained from prior deed.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes; subject to Restrictions, recorded in Book 20101228-012374 in the official records of the Davidson County Recording Office; subject to the by-laws of The Cloister at St. Henry of record in Book 6042, Page 149, as amended in Book 6071, Page 149 and Book 6237, Page 660, Register's Office of Davidson County, Tennessee; all matters shown on plat of record in Plat Book 5200, Page 656, Register's Office of Davidson County, Tennessee; and any other matters of record.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above-described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on this 31st day of March, 2021.

Patricia Anderson

Patricia Anderson

STATE OF TENNESSEE
COUNTY OF MAURY

On this 31st day of March, 2021, before me personally appeared **PATRICIA ANDERSON**, 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 31st day of March, 2021.

Notary Signature
My commission expires: 7/18/2021

THOMAS HUTTO STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

{ONE SIGNATURE PAGE TO FOLLOW}

A. Edwin Anderson

STATE OF Oklahoma

COUNTY OF Wagoner

On this 31st day of March, 2021, before me personally appeared **A. EDWIN ANDERSON**, 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 31st day of March, 2021.

Notary Signature
My commission expires: Oct, 27 2024

JACOB COUNSIL NOTARY PUBLIC 20013314 Expires 27 Oct 2024 STATE OF OKLAHOMA

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$340,000.00**.

Affiant

Sworn and subscribed to before me,

31 day of March, 2021.

Notary Public

My commission expires: August 20, 2024

JESSIE BRADFIELD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

PERSON OR AGENCY RESPONSIBLE FOR TAXES:

Same

NAME AND ADDRESS OF PROPERTY OWNERS:

Thomas J. Cox & Kimberly D. Cox
925 Dauphine St.
Nashville, TN 37221