Karen Johnson Davidson County
Batch# 605782 DEEDWARR
04/01/2021 03:18:28 PM 2 pgs
Fees: $13.00 Taxes: $943.50
20210401-0043462

This Instrument Prepared By:
R. Francene Kavin, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
William Cox et ux et al
8300 Sawyer Brown Rd., Unit H-301
Nashville, Tennessee 37221

SEND TAX BILL TO:
William Cox
8300 Sawyer Brown Rd. St H-301
Nashville, TN 37221

MORTGAGEE:
None

Map/Parcel
#142050B04300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Roy M. Pack, a single man,** hereinafter called the "", bargained and sold, and by these presents, transfer and convey unto **William H. Cox and wife, Laura Taylor Cox, a one-half (½) interest, and to Brittany L. Cox, unmarried, a one-half (½) interest, the half interests, as they relate to one another, to be held as joint tenants with right of survivorship,** 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:

A Condominium Apartment in Davidson County, Tennessee, being **Unit H-301, together with the carport designated H-301-C of River Plantation, Section 3, a horizontal property regime** pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, pages 75, 76 and 77, amended in Book 4675, pages 103, 104 and 105, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed unto Roy M. Pack, a single man, by Deed from Sharon A. Parker a/k/a Sharon A. Cole and John Cole, by Warranty Deed dated May 15, 2008, of record in Instrument No. 20080528-0054134, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4675, pages 75, 76 and 77, amended in Book 4675, pages 103, 104 and 105, said Register's Office, which Plan shows easements to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 4784, page 464; Book 5785, page 180; Book 5840, page 663, amendment to Bylaws in Inst. 20200729-0083523, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Easement to Comcast of Nashville I, of record in Inst. No. 20121114-0104719, said Register's Office.

This is **improved** property known as **8300 Sawyer Brown Rd., Unit H-301, Nashville, Tennessee 37221.**

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, GRANTOR covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 HAND, this the 31ST day of **March, 2021.**

X _____
Roy M. Pack

STATE OF TEXAS
COUNTY OF Hood

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Roy M. Pack,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of March, 2021.

MANDI AQUININGOC
Notary Public, State of Texas
Comm. Expires 03-03-2025
Notary ID 132953981

_____
NOTARY PUBLIC

My Commission Expires: 03/03/2025

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $255,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 31 day of March, 2021.

_____
NOTARY PUBLIC

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

My Commission Expires: _____

File No. 21036470