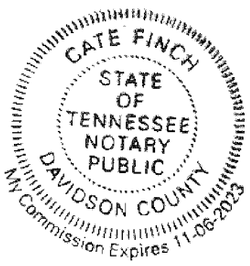
Karen Johnson Davidson County
Batch# 640221 DEEDWARR
05/19/2021 02:26:30 PM 4 pgs
Fees: $23.00 Taxes: $969.40
20210519-0068091

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $262,000.00. Affiant Subscribed and sworn to before me, this the 11th day of May, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Clinton A. Cobb and Caitlin E. Narramore	New Owner(s)	061-150-169-00
1112 Sunnymeade Drive		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARIANNE DENAULT, CAITLIN NARRAMORE, AND PATRICK NARRAMORE, HEIRS AT LAW OF THE ESTATE OF JOHN T. NARRAMORE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLINTON A. COBB AND CAITLIN E. NARRAMORE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See attached Exhibit A.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1112 Sunnymeade Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of May, 2021.

The Estate of John T. Narramore

By: _____
Marianne Denault, Heir-at-Law

By: _____
Caitlin Narramore, Heir-at-Law

By: _____
Patrick Narramore, Heir-at-Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Marianne Denault, Caitlin Narramore, Patrick Narramore, Heirs-at-Law of The Estate of John T. Narramore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of May, 2021.

_____
Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 8 of Block "A" on the Map of Sunnymeade, as of record in Book 974, Pages 56 and 57, Register's Office for said County.

Said Lot 8 fronts 60 feet on the south side of Sunnymeade Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to William R. Narramore and wife, Ellena L. Narramore by Warranty deed from Donald Stephens and wife, Zelma Irene Stephens of record in Book 2296, page 102, Register's Office for Davidson County, Tennessee, dated August 25, 1954 and recorded on August 31, 1954.

Being the same property vested in Ellena Lee Narramore by Decree divesting from William Roland Narramore of record in Book 4281, page 814, Register's Office for Davidson County, Tennessee, dated September 30, 1968 and recorded on October 25, 1968.

The said Ellena Lee Narramore is now deceased and by her will, in case no. 20P2159, in the Circuit Court for Davidson County, Tennessee, Probate Division, she devised this property to John Thomas Narramore.

John Thomas Narramore died intestate on April 21, 2021 intestate, leaving Marianne Denault, Caitlin Narramore, and Patrick Narramore as his Heirs at Law in Affidavits of Heirship pf record in Instrument # **20210517-0065859**, Register's Office for Davidson County, Tennessee.

Being also known as 1112 Sunnymeade Drive Nashville, Tennessee 37216.

ON ONAIFCAC

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

