Karen Johnson Davidson County
Batch# 643290 DEEDWARR
05/24/2021 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20210524-0070248

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $282,000.00.

Affiant

Sworn to and subscribed before me this 20th day of May, 2021.

Notary Public
My Commission Expires: 10/6/21

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
William McDonald and Erica McDonald	2119 Jade Drive	Owner	
2119 Jade Drive			095-14-0-081.00-CO
Nashville, TN 37210	Nashville, TN 37210		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Mary Cobb, a widow,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Erica Lane McDonald and William Curtis McDonald, wife and husband,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Elm Hill Acres, Section No.1 of record in Plat Book 2331, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 70 feet on the south side of jade Drive and runs back between Parallel lines 225. feet to a dead line.

Being the same property conveyed to Edward E. Cobb and wife, Mary Ann Cobb by Warranty deed from Chariles Harry Williams and wife, Ann L. Williams of record in Book 3068, page 628, Register's Office for Davidson County, Tennessee, dated April 29, 1960 and recorded on May 02, 1960. Edward E. Cobb having been deceased on February 12, 2006.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 67, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2442, Page 464, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Water Main of record in Book 2450, Page 247, in the Register's Office for Davidson County, Tennessee.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 20th day of May, 2021.

Mary Ann Cobb
by Edwina Ulmer
attorney-in-fact

Mary Cobb by Edwina Ulmer, her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Edwina Ulmer, 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 Mary Cobb, and acknowledged that she executed the same as the free act and deed of the said Mary Cobb.

WITNESS my hand and official seal at Nashville, Tennessee, this the 20th day of May, 2021.

NOTARY PUBLIC
My Commission Expires: _____

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10/15/24

Certificate of Authenticity

I, Kathleen Robson Gordon, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022