Name and Address of New Owner:
Jeremy S. Woods
506 Alta Loma Road
Goodlettsville, TN 37072

Send Tax Bills To:
New owner
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 33 4 54.00

Karen Johnson Davidson County
Batch# 648191 DEEDWARR
06/02/2021 01:39:30 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20210602-0074035

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dovie Cox and Gregory A. Cox, as joint tenants with rights of survivorship,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jeremy S. Woods, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 41 ON THE PLAN OF GOODLETTSVILLE HEIGHTS, SECTION IV, OF RECORD IN PLAT BOOK 2133, PAGES 43 AND 44, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DOVIE COX AND GREGORY A. COX, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM GREGORY A. COX, UNMARRIED, RECORDED ON OCTOBER 12, 2018, OF RECORD IN INSTRUMENT NO. 20181012-0101400, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN. DOVIE COX HAS SINCE DIED ON DECEMBER 9, 2020, LEAVING SUBJECT PROPERTY VESTED IN GREGORY A. COX AS SURVIVING TENANT BY THE ENTIRETY.

THIS IS IMPROVED PROPERTY KNOWN AS 506 ALTA LOMA RD., GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of May, 2021.

(SEAL)
Gregory A. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 2021, before me personally appeared Gregory A. Cox, 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 28th day of May, 2021.

Notary Signature
My commission expires:

JOHN ALFRED BELL, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 28th day of May, 2021.

Notary Public
My commission expires:
File No. 2021-2698

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

True Copy Certification

I, John A Bell Jr., 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 Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A Bell Jr., 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: 01-06-2025
Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025