Karen Johnson Davidson County
Batch# 648998 DEEDWARR
06/03/2021 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,061.90
20210603-0074534

Prepared By & Return To:
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072
21-1620TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 287,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of June, 2021.

DOLORES E. BROWN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-17-2023

Notary Public
Commission Expiration: 4-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Brittany Michelle Cotton and Evelyn Jenkins Cotton 4217 Home Haven Drive Nashville, TN 37218	**SAME AS NEW OWNER**	058-14-0-089.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mary E. Murphy, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brittany Michelle Cotton, unmarried and Evelyn Jenkins Cotton, married, 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:

Property known as: 4217 Home Haven Drive, Nashville, TN 37218, County of Davidson

Being Lot No. 41 on the Plat of Gold Key Addition, Section 1, of record in Plat Book 4675, Pages 14 and 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 39.44 feet on the northeast margin of Home Haven Drive and extends back 170.5 feet on the west line and 151.45 feet on the southeast line, to a line on the rear, which is a broken line, on which it measures 225.0 feet.

Being the same property conveyed to Henry L. Murphy and wife, Mary E. Murphy, by Warranty Deed from Cumberland Builders, Inc., dated 11/22/1974 and recorded 11/25/1974 in Book 4870, Page 755, Register's Office for Davidson County, Tennessee. The said Henry L. Murphy is deceased as of 10/21/2016, leaving Mary E. Murphy as the sole owner of the subject property.

Tax Map and Parcel ID: 058-14-0-089.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 4217 Home Haven Drive, Nashville, TN 37218

LTE File No.: 21-1620TN

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 we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 1st day of June, 2021.

Mary E Murphy
Mary E. Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of June, 2021, before me personally appeared **Mary E. Murphy**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 1st day of June, 2021.

Notary Public
Commission Expiration: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

LTE File No.: 21-1620TN

True Copy Certification

I, **Jessica Gebhart** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Gebhart

Jessica Gebhart

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Christy M. Jones** a notary public for this county and state **Jessica Gebhart** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christy M Jones

Christy M. Jones
My Commission Expires:

SEAL

