Karen Johnson Davidson County
Batch# 652301 DEEDWARR
06/09/2021 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210609-0077182

Name and Address of New Owner:
Jessica Cole and Brian Cole
602 Broadmoor Drive
Nashville, TN 37216

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 061-06-0-020.00

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, **William Pickup, single**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jessica Cole and Brian Cole, Wife and Husband** , "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Gra-Mar Acres Section One of record in Plat Book 2133, Page 27, 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 Rachel N. Rouse, unmarried, and Nicholas J. Mattingly, unmarried, as joint tenants in common with right of survivorship, by Warranty deed from David T. Lewis, a married man of record in Instrument No. 20070425-0049511 Register's Office for Davidson County, Tennessee, dated April 19, 2007 and recorded on April 25, 2007. (Value of consideration shown in aforementioned deed $149,900.00.)

Being the same property conveyed to Rachel Nicole Mattingly and Nicholas Joseph Mattingly, by Quitclaim deed from Rachel N. Rouse and Nicholas J. Mattingly, of record in Instrument No. 20131227-0130439 Register's Office for Davidson County, Tennessee, dated December 19, 2013 and recorded on December 27, 2013. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to William Pickup and Leigh Anne Pickup, husband and wife, by Warranty deed from Rachel Nicole Mattingly and Nicholas Joseph Mattingly, wife and husband, of record in Instrument No. 20190517-0046879 Register's Office for Davidson County, Tennessee, dated May 15, 2019 and recorded on May 17, 2019. (Value of consideration shown in aforementioned deed $235,000.00.)

Being the same property conveyed to William Pickup, single, by Quitclaim deed from Leigh Anne Pickup, single, of record in Instrument No. 20200827-0097329 Register's Office for Davidson County, Tennessee, dated August 27, 2020 and recorded on August 27, 2020. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 602 Broadmoor Drive, Nashville, Tennessee 37216.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 3rd day of June, 2021.

William Pickup (SEAL)

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 William Pickup, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 3rd day of June, 2021.

Notary Public
My commission expires: 5-5-2025

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)

STEVEN PAUL DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this
3rd day of June, 2021.

Notary Public
My commission expires: 3/3/25

File No. 2021-1549

Certificate of Authenticity

I, Steven Disser, 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, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON