This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK S WARNER III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $220,000.00.

Affiant

Subscribed and sworn before me this the 6th day of July, 2021.

Notary Public
My commission expires: 6/14/25

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Zilpha Cox and Norman Cox 602 Hadleys Bend Blvd Old Hickory, TN 37138	AMERICAN PACIFIC MORTGAGE CORP 3000 LAVA RIDGE COURT SUITE 200 ROSEVILLE, CA 95661	063-08-0 071.02

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRETT L. MADRON AND MICHELLE T. MADRON, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ZILPHA COX AND NORMAN COX, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, Block Q, on the plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brett L. Madron and wife, Michelle T. Madron by Warranty Deed from Paul S. Olson and wife, Heather N. Olson, dated 2/26/2014 and recorded 2/28/2014 in Instrument No. 20140228-0017275, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 602 Hadleys Bend Blvd, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 672770 **DEEDWARR**
07/08/2021 10:07:46 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20210708-0091952

Witness my hand this the 6th day of July, 2021.

Brett L. Madron

Michelle T. Madron

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brett L. Madron and Michelle T. Madron, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of July, 2021.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY