Karen Johnson Davidson County
Batch# 675945 DEEDWARR
07/13/2021 01:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,657.60
20210713-0094156

WARRANTY DEED

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $448,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF July, 2021.

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hubert Lee Cox III and Jessica Lynn Cox	Tennessee Valley Federal Credit Union	
(NAME)	(NAME)	
1012 Treaty Oaks Drive	535 Chestnut Street	091 06 0L 011.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Chattanooga, TN 37402	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **KATHERINE T. MEADOR, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUBERT LEE COX III AND JESSICA COX, HUSBAND AND WIFE,** 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:

Land in Davidson County Tennessee, Being Unit No. 11 as shown on the Plan Attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements which is a Planned Unit Development, as shown of Record in Instrument No. 20141120-0107174, as Amended in Instrument No. 20150113-0003651; Instrument No. 20150814-0081914; Instrument No. 20160826-0089501; Instrument No. 20160922-0099884; Instrument No. 20180725-0072479 and Instrument No. 20190228-0018398, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Katherine Taylor, a single woman, by Warranty Deed from HR Properties of Tennessee, of record in Instrument No. 20170103-0000090, in the Register's Office of Davidson County, Tennessee, dated December 30, 2016 and recorded on January 03, 2017. Katherine Taylor has since married and is now known as Katherine T. Meador

Andrew Meador joins in to convey any marital interest he may have.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1012 Treaty Oaks Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 8th day of July, 2021

KATHERINE T. MEADOR

ANDREW MEADOR

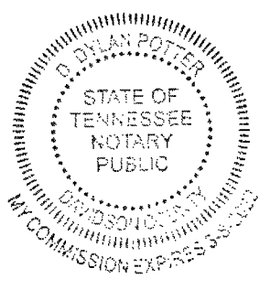
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katherine T. Meador and Andrew Meador, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of July, 2021.

Commission expires:



Notary Public

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/12/2021 (date of document).

Affiant Signature

07/12/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 12th day of July, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025