WARRANTY DEED

Karen Johnson Davidson County
Batch# 709503 **DEEDWARR**
09/02/2021 12:11:56 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20210902-0118494

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$320,000.00
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 1st DAY OF September,2021.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 064
Jaci Cockran	New Owner	GROUP 16 0D
Tabitha Hawk		PARCEL 157.00
2436 Pleasant Springs Lane		
Hermitage, Tennessee 37076		

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, we,

Thelma Louise Grimsley, an unmarried woman, and Cynthia G. Begnaud, a married woman and Gregory D. Grimsley, Sr., a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jaci Cockran and Tabitha Hawk

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 Lot No. 305 on the Plan of Section Three, Truxton Park of record in Instrument No: 20011024-0116272, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Cynthia G. Begnaud and Gregory D. Grimsley, Sr, as tenants is common, by Quitclaim Deed from Thelma Louise Grimsley, an unmarried woman, dated August 4, 2016 and filed of record in Instrument No. 20160809-00828062, in the Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Thelma Louise Grimsley, an unmarried woman, by Warranty Deed From Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated August 29, 2002 and filed of record in Instrument No: 20010608-0060612, in the Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as **2436 Pleasant Springs Lane, Hermitage, Tennessee 37076**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 1 day of September, 2021.

Thelma Louise Grimsley

Thelma Louise Grimsley

Cynthia G. Begnaud

Cynthia G. Begnaud

Gregory D. Grimsley, Sr

Gregory D. Grimsley, Sr

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, **Thelma Louise Grimsley, and Cynthia G. Begnaud, and Gregory D. Grimsley, Sr.,** with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1 day of September, 2021.

NOTARY PUBLIC

My Commission Expires

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027