Karen Johnson Davidson County
Batch# 733642 DEEDWARR
10/11/2021 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $78.63
20211011-0136357

STATE OF TN }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,250.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6 DAY OF October, 2021.

NOTARY PUBLIC
My Commission expires: 8-27-22

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM CO

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20070034

Address of New Owner
Jeffrey Brian Niblock
212 Derby Court
Joelton, TN 37080

Send Tax Bills To:
Same

Tax Information:
020-00-0-073.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Seth McCorkle,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jeffrey Brian Niblock,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in Davidson County, Tennessee, being Lot No. 19 on the Final Plat, Section Three, Jacobs Valley, as of record in Instrument No. 20021010-0124310, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Seth McCorkle by Warranty Deed from Global Family Outreach Ministry, Inc., dated 06/27/2016 and recorded on 06/29/2016 in Instrument No. 20160629-0066113, Register's Office for Davidson County, Tennessee.

This is property generally located:
1104 Jacobs Court, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2021 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Matters shown on the Plan of record in Instrument No. 20021010-0124310, said Register's Office.
3. Right of Way Easement for Gas Line of record in Book 3672, Page 417, said Register's Office.
4. Restrictive Covenants contained in instrument of record in Book 11119, Page 976, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Seth McCorkle** has/have caused this instrument to be executed, this the 6th day of OCTOBER, 2021.

Seth McCorkle

STATE OF Ohio
COUNTY OF Franklin

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Seth McCorkle,** with whom I am personally acquainted (or 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.

This the 6 day of October, 2021.

My commission Expires: 10/01/2024

Theresa Workman
NOTARY PUBLIC

NOTARIAL SEAL
STATE OF OHIO

THERESA WORKMAN
Notary Public, State of Ohio
My Commission Expires 10-01-2024

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 10/6/21 (date of document).

L. Broner McCoy
Date: 10/6/21

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 6th day of October, 2021.

NOTARY PUBLIC
My Commission expires: 2.5.25

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY