THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 735393 DEEDWARR
10/13/2021 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20211013-0137384

ADDRESS NEW OWNER
Erin Leigh Bishop
4903 Log Cabin Road
Nashville, TN 37216

MORTGAGEE

SEND TAX BILLS
Mortgagee
4903 Log Cabin Road
Nashville, TN 37216

MAP-PARCEL:

061-04-0-054.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Douglas Wayne Cobb,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Erin Leigh Bishop,** unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to wit:

Land in the 15th Civil District of Davidson County, being Lot No. 16 on the plan of Marina C. McGaughey's 2nd subdivision of part of tract 4 in A.J. McGaughey's 2nd Haysboro subdivision, not of record, and described according to survey made by S.R. Sanford, Jr., June 30, 1938, as follows:

Beginning on the Westerly margin of Log Cabin Road, as Widened, formerly Ferguson Avenue, at a point 114.75 feet, more or less, North of the Northerly margin of Haysboro Road or Avenue, said point being in the dividing line between Lots 15 and 16; thence with the line between said lots, Westwardly 231.1 feet to the Easterly line of Lot 14; thence with the Easterly line of Lots 14 and 13; Northwardly 100.05 feet to the corner of Lots 16 and 17; thence with the line between said lots; Eastwardly 225.1 feet to the Westerly margin of log cabin road, as widened; thence with said road, Southwardly 100 feet to the beginning.

Being the same property conveyed to Hilton M. Cobb and wife, Gladys K. Cobb by Warranty Deed from Dayton E. Litchford and wife, Mary Lou S. Litchford of record in Book 4609, page 236, Register's Office for Davidson County, Tennessee, dated June 09, 1972 and recorded on June 12, 1972.
Hilton Mathews Cobb predeased Gladys K. Cobb on November 18, 2002.
Gladys K. Cobb now being deceased. Died on November 11, 2007.
Hilton Mathews Cobb and Hilton M. Cobb are one and the same person.
Gladys Karleen Cobb and Gladys K. Cobb are one and the same person.
Pursuant to Order To Establish Lost Will And For Probate of Will For Muniment Of Title, Case No. 21P1207, shows the said property is established in Douglas Wayne Cobb, being also filed of record in Instrument No. 20210915-123705, Register's Office for Davidson County, Tennessee.

Being also known as 4903 Log Cabin Road Nashville, Tennessee 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantor herein.

This is the Same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **4903 Log Cabin Road Nashville, TN 37216.**

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 our hands this 4th day of October, 2021.

Douglas Wayne Cobb

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Heirs and beneficiaries of estate of Gladys K. Cobb deceased, the bargainor(s) 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.

Witness my hand and official seal this 4th day of October, 2021.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10/10/2024

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $475,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of October, 2021.

NOTARY PUBLIC

EMILY MANNO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

My Commission Expires: _____

Certificate of Authenticity

I, Emily Manno, 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 10/4/21.

Date

Affiant Signature

10/4/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of October, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON