THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211038205** Karen Johnson Davidson County Batch# 766601 DEEDWARR 12/03/2021 10:02:30 AM 3 pgs Fees: $18.00 Taxes: $1,165.50 20211203-0160430	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me, this 30th day of November, 2021. Notary Public My Commission Expires:

MADELYN M. KEY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 1/10/2024 DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Cindy Roach 5703 Maxon Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-14-0-029.00

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 of which is hereby acknowledged, **Demoyne Culpepper and Anne McKay Jacobson, tenants in common with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Cindy Roach, an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot "B" on the Plan of West View Heights, as of record in Plat Book 421, page 29, Register's Office for said County, described as follows:

Said part of said lot is described as beginning at a point on the southerly margin of Maxon Street, 57 feet westerly from the westerly margin of Osman Street; thence with the margin of Maxon Street, north 68 degrees 30' west 50 feet to a point; thence south 23 degrees 35' west 140 feet to a fence post; thence south 76 degrees 40' east 51.7 feet to an iron pin which is 98.3 feet west of the west margin of Osman Street; thence north 23 degrees 25' east 128 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is that certain property conveyed to the State of Tennessee by Warranty Deed of record in Instrument No. 20011221-0141143, dated december 14, 2001, said Register's Office.

Being the same property conveyed to DEMOYNE CULPEPPER and ANNE MCKAY JACOBSON, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from MICHAEL PAGE, GUARDIAN OF SARA BRIANNA PAGE, A MINOR CHILD, of record in Instrument No. 20151105-0112687 , dated November 4, 2015 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 091-14-0-029.00.

Matters shown on the Plan of record in Plat Book 421, page 29, said Register's Office.

This is improved property located at 5703 Maxon Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2021.

Demoyne Culpepper

Anne McKay Jacobson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Demoyne Culpepper and Anne McKay Jacobson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2021.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, 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 11/30/2021 (date of document).

Affiant Signature

11/30/2021

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 30th day of November, 2021.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024