WARRANTY DEED

Karen Johnson Davidson County
Batch# 790477 DEEDWARR
01/14/2022 11:04:30 AM 4 pgs
Fees: $23.00 Taxes: $251.60
20220114-0005905

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00.

James L Smith, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Houston Akin, Mockingbird Title & Escrow Services, LLC, 1427 Greenwood Avenue, Nashville, TN 37206

File No.: 21-5-0061-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
James L. Smith, Jr.	James L. Smith, Jr.	063-080-057.00, 063-080-126.00 and 063-080-125.00
(NAME)	(NAME)	
4009, 4011, and 0 Cumberland Avenue	4009, 4011, and 0 Cumberland Avenue	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Sixty-Eight Thousand And No/100 Dollars ($68,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THE RUTH E. COBBS-CLAYBORNE LIVING TRUST, DATED JANUARY 17, 2002 AND AMY COBBS-GILL, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES L. SMITH, JR., 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 Nos. 18, 20, 22, 24, 16, 14, 12, and 10 of Block "Y" on the Plan of Hadley's Bend City, of record in Book 421, Page 120, Register's Office for Davidson County,

Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to *Ruth E. Cobbs-Clayborne, Trustee of the Ruth E. Cobbs-Clayborne Living Trust, dated 17, 2002* by Warranty Deed executed on June 20, 2008 by Ruth E. Cobbs-Clayborne, of record in Instrument No. 20080626-0065791, Register's Office for Davidson County, Tennessee, Amy Cobbs-Gill, having been named successor Trustee by Order of the Davidson County Circuit Court, Probate Division, on December 16, 2021.

unimproved ☐
This is improved ☒ property, known as 4009, 4011, and 0 Cumberland Avenue, Old Hickory, TN 37138

(House No.) (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 successors 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 January, 2022.

The Ruth E. Cobbs-Clayborne Living Trust, dated January 17, 2002

BY: F L Thompson-McLeod as agent for Amy Cobbs-Gill, trustee
Frank Thompson-McLeod, as fiduciary agent to Trustee, appointed by Amy Cobbs-Gill, Trustee

Amy Cobbs-Gill by F L Thompson-McLeod, Atty-in-fact
Amy Cobbs-Gill, by Frank Thompson-McLeod, as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Frank Thompson-McLeod, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Amy Cobbs-Gill the within named bargainor, and that he, as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Amy Cobbs-Gill, the bargainor, by the said Frank Thompson-McLeod as Attorney-in-Fact.

WITNESS my hand and seal, this 4th day of January, 2022.

Notary Public: _____

My Commission Expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Frank Thompson-McLeod, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be fiduciary agent to Trustee of the Ruth E. Cobbs-Clayborne Living Trust, dated January 17, 2002, the within named bargainor, a trust, and that such fiduciary agent to Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the trust as fiduciary Trustee (or other authorized officer).

WITNESS my hand and seal, this 4th day of January, 2022.

Notary Public: _____

My Commission Expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

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TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 January 4, 2022

1/10/2022

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
625 MAIN STREET, UNIT 204
NASHVILLE, TN 37206
(615) 879-7714

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 10 day of January, 2022

Notary Public: Teresa Morgan

My Commission Expires: 7/3/2023

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES