Karen Johnson Davidson County
Batch# 805125 DEEDWARR
02/14/2022 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20220214-0017006

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2 DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Ashley Holbert and Anthony Holbert	SEND TAX BILLS TO: ASHLEY HOLBERT & ANTHONY HOLBERT	MAP-PARCEL NUMBERS
(NAME) 112 DYER COURT	(NAME) 112 DYER COURT	05816006800
(ADDRESS) NASHVILLE, TN 37218	(ADDRESS) NASHVILLE, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Michael Cotton, Executor for the Estate of Eva D. Cotton** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley Holbert, single, and Anthony Holbert, single,** HEREINAFTER CALLED THE GRANTEE, 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. 54 on the Plan of Haynes Park Subdivision, Section 3, as of record in Book 4460, Page 185, R.O.D.C., Tennessee.

SAID Lot No. 54 fronts 37.61 feet on the west side of Dyer Court and runs back between lines 117.34 feet on the northerly side and 129.92 feet on the southerly side to a broken line at the rear of which it measures 131.82 feet thereon.

Being the same property conveyed to Henry A. Cotton and wife, Eva M. Cotton, by virtue of that certain Warranty Deed dated November 1, 1974, and being of record at Instrument No. Book 4868, Page 150 in the Register's Office of Davidson County, Tennessee. Henry A. Cotton having pre-deceased Eva M. Cotton on or about August 21, 2008.

Eva M. Cotton in said Deed died testate on or about November 23, 2020. The Last Will and Testament of Eva D. Cotton having been probated at Docket No 21P 1209 in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 4460, Page 185, Deed Restrictions recorded at Book 4707, Page 766, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 112 Dyer Ct. Nashville, TN 37218
(House Number) (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 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 this 2nd day of February, 2022.

MICHAEL COTTON, EXECUTOR FOR THE ESTATE OF EVA D. COTTON

Michael Cotton Executor

Michael Cotton, Executor

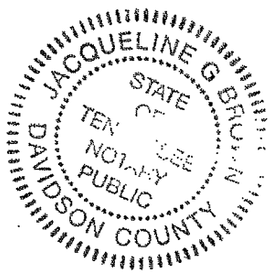
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael Cotton, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executor for the Estate of Eva D. Cotton and is authorized by the Estate of Eva D. Cotton to execute this instrument on behalf of the Estate of Eva D. Cotton.

WITNESS my hand and official seal at office this 2nd day of February, 2022.

Jacqueline G Brown

Notary Public
My Commission Expires: 3-8-22



Certificate of Authenticity

I, Holly A Mason, 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 2/2/22.

Affiant Signature

2/2/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of February, 2022.

Notary's Signature

(Notary Seal)

My Commission Expires: 3-8-22

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