Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-22-1428

Name and Address of New Owner:
Red River Development LLC
384 Green Harbor Rd
Old Hickory, TN 37138

Send Tax Bills To:
Same as Above

Karen Johnson Davidson County
Batch# 812164 DEEDWARR
02/28/2022 09:29:44 AM 4 pgs
Fees: $23.00 Taxes: $1,239.50
20220228-0022093

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 71 11 62.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kenneth Ray Cox, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Red River Development, LLC,** a Tennessee limited liability company, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot 1 and Lot 2 of the Final Plat of Kenneth Ray Cox Property, as of record in Instrument No. 20220215-0017558 of Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mrs. Charles M. Cox from John E. Sullivan, by Warranty Deed dated June 19, 1980, recorded November 14, 1980, in Book 5678, Page 266, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Charles M. Cox, married, from Mrs. Charles M. Cox, by Quitclaim Deed dated July 2, 2002, recorded July 12, 2002, in Instrument No. 20020712-0083994, in the Register's Office of Davidson County, Tennessee. Charles M. Cox having died on July 26, 2003, survived by his wife, Molly Cox (a/ka Molly Mae Cox) ; sons Randy Cox, Kenny Cox, Paul Clayton Cox, and David Cox; and daughter, Linda Strickland. See Affidavits of Heirship recorded in Instrument No. 20220222-0019753 and Instrument No. 20220222-0019754, in the Register's Office of Davidson County, Tennessee.

Molly Mae Cox having died on February 24, 2005, survived by her children Charles R. Cox, Kenneth R. Cox, Paul C. Cox, David D. Cox, and Linda S. Strickland, as per Affidavits of Heirship recorded in Instrument Nos. 20051102-0132690 and 20051102-0132705, in the

Register's Office of Davidson County Tennessee.

Paul C. Cox a/k/a Paul Clayton Cox having died February 23, 2004, leaving Bryan C. Cox and Russell D. Cox as his heirs-at-law, pursuant to Affidavits of Heirship recorded in Instrument Nos. 20051102-0132683 and 20051102-0132684, in the Register's Office of Davidson County, Tennessee. Additional Affidavits of Heirship are recorded in Instrument No. 20220222-0019755 and Instrument No. 20220222-0019752, in the Register's Office of Davison County, Tennessee.

Bryan Clayton Cox also known as Bryan C. Cox (heir-at-law of Paul C. Cox a/k/a Paul Clayton Cox) having conveyed his interest in subject property to Charles Randall Cox and Kenneth Ray Cox by Quitclaim Deed dated October 11, 2005, recorded November 2, 2005, in Instrument No. 20051102-0132734, in the Register's Office of Davidson County, Tennessee.

Russell Dean Cox also known as Russel D. Cox (heir-at-law of Paul C. Cox a/k/a Paul Clayton Cox) having conveyed his interest in subject property to Charles Randall Cox and Kenneth Ray Cox by Quitclaim Deed dated October 13, 2005, recorded November 2, 2005, in Instrument No. 20051102-0132727, in the Register's Office of Davidson County, Tennessee.

David Dewitt Cox also known as David D. Cox (heir-at-law of Charles M Cox and Molly Mae Cox) having conveyed his interest in subject property to Charles Randall Cox and Kenneth Ray Cox by Quitclaim Deed dated October 14, 2005, recorded November 2, 2005, in Instrument No. 20051102-0132724, in the Register's Office of Davidson County, Tennessee.

Linda Sharon Strickland also known as Linda S. Strickland (heir-at-law of Charles M Cox and Molly Mae Cox) having conveyed her interest in subject property to Charles Randall Cox and Kenneth Ray Cox by Quitclaim Deed dated October 18, 2005, recorded November 2, 2005, in Instrument No. 20051102-0132767, in the Register's Office of Davidson County, Tennessee.

Charles Randall Cox, a married man, joined by his spouse, Betty Ann Cox, and Kenneth Ray Cox, an unmarried man having conveyed their interest in subject property to Kenneth Ray Cox, an unmarried man, by Quitclaim Deed dated May 8, 2009, recorded August 21, 2009, in Instrument No. 20090821-0078749, in the Register's Office of Davidson County, Tennessee.

The above named Randy Cox, Charles R. Cox, and Charles Randall Cox are one and the same person.

The above named Kenny Cox, Kenneth R. Cox, and Kenneth Ray Cox are one and the same person.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of February, 2022.

Kenneth Ray Cox (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of February, 2022, before me personally appeared Kenneth Ray Cox, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of February, 2022.

Notary Signature
My commission expires: 3/3/25

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $335,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
25th day of February, 2022.

Notary Public
My commission expires: 3/3/25
File No. 2021-3054-DL

