Karen Johnson Davidson County
Batch# 828126 DEEDWARR
03/24/2022 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $185.00
20220324-0034105

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2022.

CRYSTAL MARCRUM POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-3-2023

Notary Public

MY COMMISSION EXPIRES: July 3, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
R. Houston Akin, Mockingbird Title & Escrow Services, LLC, 625 Main Street, Suite 204, Nashville, TN 37206

File No.: 22-3-0173-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Terrence Jones	Terrence Jones	063-080-125.00
(NAME)	(NAME)	
0 Cumberland Avenue	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 Fifty Thousand And No/100 Dollars ($50,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES L. SMITH, JR., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERRENCE JONES, 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. 10 and 12 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 a portion of 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.

FURTHER BEING a portion of the same property conveyed to James L. Smith, Jr. by Warranty Deed from *Ruth E. Cobbs-Clayborne, Trustee of the Ruth E. Cobbs-Clayborne Living Trust, dated 17, 2002 and Amy Cobbs-Gill,* executed on January 4, 2022, of record in Instrument No. 20220114-0005905, Register's Office for Davidson County, Tennessee.

unimproved ☑
This is improved ☐ property, known as 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 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 15 day of March, 2022.

James L. Smith, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of March, 2022, before me, the undersigned, personally appeared James L. Smith, Jr., to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

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 MARCH 15, 2022.

3/16/22

R. HOUSTON AKIN **DATE**
MOCKINGBIRD TITLE & ESCROW, LLC
PO BOX 60711
NASHVILLE, TN 37206
(615) 975-9174
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me this 16TH day of MARCH, 2022.

Notary's Signature

My Commission Expires: 7/3/2023

Notary's Seal:

