BOX 10-B

Karen Johnson Davidson County
Batch# 835622 **DEEDWARR**
04/06/2022 12:11:16 PM 2 pgs
Fees: $13.00 Taxes: $370.00

20220406-0039888

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$100,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
COORDINATION PLUS, LLC	**SAME**	**052-02-0-184.00**
(NAME) **P. O. BOX 160591**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JOHN COBB, EXECUTOR OF THE ESTATE OF ROY L. DAWSON, AND INDIVIDUALLY AS DEVISEE UNDER THE LAST WILL AND TESTAMENT OF ROY L. DAWSON,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COORDINATON PLUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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 the east 60 feet of Lot No. 34 of Block "A", as shown on the map entitled Map of Rainbow Terrace, Revised Plat, of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of said lot fronts 60 feet on the southerly side of Blackstone Avenue and runs back between parallel lines along the west margin of Hillcrest Drive 190 feet to a dead line,

Being the same property conveyed to ROY L. DAWSON, MARRIED, by deed from JEAN HICKEY REED, MARRIED, of record in Instrument No. 20041019-0125651, dated October 8, 2004, said Register's Office. ROY L. DAWSON died testate on or about June 18, 2021, devising said property to JOHN COBB by Will of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 21P-1337.

This conveyance is subject to matters shown on the Plan of record in Book 1130, page 85, and any and all easements, restrictions, and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **724 BLACKSTONE AVENUE, MADISON, TN 37115**
(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 our hands this 4th day of April, 2022.

x John Cobb EVEC
JOHN COBB, EXECUTOR OF THE ESTATE OF ROY L. DAWSON

x John Cobb
JOHN COBB

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN COBB, EXECUTOR OF THE ESTATE OF ROY L. DAWSON and JOHN COBB, INDIVIDUALLY AND AS DEVISEE UNDER THE LAST WILL AND TESTAMENT OF ROY L. DAWSON,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at ~~Nashville~~ Springfield, Tennessee this 4th day of April, 2022.

My Commission expires: 2/28/23

Janet Cox
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY