Karen Johnson Davidson County
Batch# 846200 DEEDWARR
04/27/2022 10:10:36 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20220427-0048437

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 62498
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Johana M. Tachon-Medina 8300 Sawyer Brown Road, H301 Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 142050B04300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$395,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William H. Cox and wife, Laura Taylor Cox, a one-half (1/2) interest, and Brittany L. Cox, unmarried, a one-half (1/2) interest, the half interests, as they relate to one another, to be held as joint tenants with right of survivorship**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Johana M. Tachon-Medina, a single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit H-301, together with the carport designated H-301-C of River Plantation, Section 3, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, pages 75, 76 and 77, amended in Book 4675, pages 103, 104, and 105, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of Condominium.

Being the same property conveyed to William H. Cox and wife, Laura Taylor Cox, a one-half (1/2) interest, and to Brittany L. Cox, unmarried, a one-half (1/2) interest, the half interests, as they relate to one another, to be held as joint tenants with right of survivorship, by Warranty Deed from Roy M. Pack, a single man, dated March 31, 2021, recorded April 1, 2021, of record in Inst. No. 20210401-0043462, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4675, pages 75, 76 and 77, amended in Book 4675, pages 103, 104 and 105, said Register's Office, which Plan shows easements to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 4784, page 464, Book 5785, page 180, Book 5840, page 663, amendment to Bylaws in Inst. No. 20200729-0083523, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth

restrictions, assessment, liens and other matters; and Easement to Comcast of Nashville I of record in Inst. No. 20121114-0104719, said Register's Office.

This is improved property, known as 8300 Sawyer Brown Road, # H-301, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of April, 2022.

William H. Cox

Laura Taylor Cox

Brittany L. Cox

State of Tennessee

County of Davidson

On this 22nd day of April, 2022, before me the undersigned authority, personally appeared William H. Cox, Laura Taylor Cox, and Brittany L. Cox, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $395,000.00.

Affiant

Sworn and subscribed before me this 22nd day of April, 2022.

Notary

My Commission Expires: 09/21/2024

ROBIN ZALESKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY