PREPARED BY (AND RETURN TO):

Ivey Title, LLC

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

Karen Johnson Davidson County
Batch# 863187 DEEDWARR
05/26/2022 02:32:34 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20220526-0061473

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 62636
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William Cox Laura Cox Brittany Cox 300 Harpeth Ridge Dr. Nashville, TN 37221	NEW OWNER

TAX MAP PARCEL NUMBERS: 142160G01100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$340,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barrett Schaefer**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Cox and wife, Laura Cox, as to a one-half interest, and Brittany Cox, as to a one-half interest; the half interests, as they relate to one another, to be held as joint tenants with right of survivorship,** 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 No. 11 of Devon Close Town Homes a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 9700, page 147, 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 the Condominium.

Being the same property conveyed to Barrett Schaefer by Warranty Deed from Rebecca A. Bond f/k/a Rebecca A. Melnofski, dated July 22, 2005 and recorded on July 26, 2005 of record in Instrument No. 20050726-0086846, 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 of record in Book 9700, page 147, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 9747, page 278, amended in Instrument No. 20170310-0024056 and Instrument No. 20200304-0024121, 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. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20110629-0049687, said Register's Office.

This is improved property, known as 118 Hicks Road, 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 25 day of May, 2022.

Barrett Schaefer

Barrett Schaefer

JAMES JEFFREY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

State of Tennessee

County of Knox

On this 25 day of May, 2022, before me the undersigned authority, personally appeared Barrett Schaefer, 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: 7/27/22

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: $340,000.00.

Affiant

Sworn and subscribed before me this 24 day of May, 2022.

Notary

My Commission Expires:

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024