THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37049-04-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $736,499.00. Scott K. Haynes Affiant Subscribed and sworn to before me this 2nd day of June, 2022. Notary Public My Commission Expires: 3/6/24 GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Christopher Dale Cox, Melinda Gae Cox 219 Moss Trail Goodlettsville, TN 37072	**Send Tax Bills To:** Christopher Dale Cox Melinda Gae Cox 219 Moss Trail Goodlettsville, TN 37072	**Tax Information:** Map and Parcel No.: 02516004800 & 02516004900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Scott Kendall Haynes, Executor of The Estate of Barbara Norman Haynes, deceased** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Dale Cox and Melinda Gae Cox, husband and wife**, jointly with rights of survivorship ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 219 Moss Trail, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 870771 DEEDWARR
06/14/2022 08:40:02 AM 3 pgs
Fees: $18.00 Taxes: $2,725.05
20220614-0067272

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos. 69 & 70 and the northeasterly 60 ft. of the Lot No. 71 on the Map of Goodlettsville Heights Subdivision, Section No. 2, as of record in Book 1424, Pages 120 & 121, Register's Office for Davidson County, Tennessee.

Said Lot No. 69 begins on the southeasterly margin of Moss Trail Road at the corner of Lots 69 & 70; thence with the line between said lots, southeastwardly 350 ft; thence N. 34 deg. 17' E. 100 ft. to the southwesterly margin of an unnamed street; thence with same, northwestwardly 330 ft. to the beginning of a curve; thence around said curve with a radius of 20 ft. northwestwardly 31.42 ft. to the southeasterly margin of Moss Trail Road; thence with same, southwestwardly 80 ft. to the beginning. Said Lot No. 70 fronts 100 ft. on the easterly side of Moss Trail Rd. and runs back between parallel lines 350 ft. to a dead line, and shows 100 ft. on the rear line. Said part of said Lot No. 71 fronts 60 ft. on the southeasterly side of Moss Trail Road and runs back between parallel lines 350 feet to a dead line.

Being the same property conveyed to Joe M. Haynes and wife, Barbara N. Haynes by deed dated June 10, 1971 from Donald R. Dunning and wife, Anita G. Dunning of record in Book 4510, Page 685, Register's Office for Davidson County, Tennessee. Joe M. Haynes having predeceased Barbara N. Haynes. Barbara N. Haynes having since died on January 13, 2022 leaving a Last Will and Testament filed for Probate in Case No. 22P366, Probate Court for Davidson County, Tennessee. Pursuant to said Will, Barbara N. Haynes directed that the Executor administer and distribute the real property as part of her probate estate. Letters Testamentary were issued to Scott Kendall Haynes.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 02516004800.
2. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 02516004900.
3. Goodlettsville City taxes for the year 2022, a lien, but not yet due and payable which have been prorated and assumed by Grantees. Map and Parcel No.: 02516004800.
4. Goodlettsville City taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No.: 02516004900.
5. All matters appearing on the Plan of record as Book 1424, Page 120 & 121, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of June, 2022.

Scott Kendall Haynes, Executor

Scott Kendall Haynes, Executor of The Estate
of Barbara Norman Haynes, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott Kendall Haynes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of The Estate of Barbara Norman Haynes, deceased and as such Executor executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2022.

Notary Public
My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY