35995-8

Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 875690 DEEDWARR
06/22/2022 10:48:10 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20220622-0071007

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$350,000.00.**

Affiant

Subscribed and sworn to before me, this the 21st day of June, 2022.

Notary Public

My commission expires: 10/23/2023

(AFFIX SEAL)

JENNIFER WEST STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Harley Reynolds	**Harley Reynolds**	**Map 061-06-0 Parcel 048-00**
540 Maplewood Lane	**540 Maplewood Lane**	
Nashville, TN 37216	**Nashville, TN 37216**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Patricia Staggs, Trustee of the Sarah J. Cobb Trust, with full power to sell or convey without the joinder of any beneficiary U/A/D March 20, 2000

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Harley Reynolds, single

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 parts of Lot Nos. 2, 3 and 4 on the Map of D. H. Thompson's Lots on Maplewood Lane, not of record, and described as follows:
BEGINNING at a point in the center line of Maplewood Lane, at the corner of Lot Nos. 4 and 5; thence with the center line of the same, easterly 100 feet to a point, the corner of Lot Nos. 3 and 4; the northwest corner of the property of Clarence R. Hesson and wife; thence along Hesson's westerly line, southerly 83 feet 8 inches to a point; thence westerly 4 feet, thence southerly 4 feet; thence easterly 4 feet to a point in said Hesson's westerly line; thence along his line, southerly 395 feet 4 inches to a point which is 24 feet east of the corner of Lot Nos. 3 and 4; thence north 76 degree 32' west 100 feet to a point at the corner of Lot Nos. 4 and 5; thence with the line between said lots north 10 degrees 34' east 483 feet to the beginning.

Being all of the same property conveyed to Edward E. Staggs and wife, Sarah J. Staggs by Installment Deed dated June 2, 1969, from Percy L. McLaughlin and wife, Wanda McLaughlin of record in Book 4338 Page 836, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in File No. 83D-1757, Fourth Circuit Court for said county. The said property was further conveyed to Sarah J. Staggs by Quitclaim Deed dated October 23, 1987, from Edward E. Staggs of record in Book 7390 Page 387, said Register's Office. Sarah J. Cobb, being one and the same person as Sarah J. Staggs, and husband, John V. Cobb further conveyed the property to Patricia Staggs, Trustee of the Sarah J. Cobb Trust, with full power to sell or convey without the joinder of any beneficiary, with Sarah J. Cobb and husband, John V. Cobb reserving a Life Estate unto themselves, by Quitclaim Deed dated March 20, 2000, of record in Instrument No. 20030210-0018257 and Affidavit of Scrivener's Error of record in Instrument No. 20151027-0109112, Register's Office for Davidson County, Tennessee. The said John V. Cobb having since died on April 17, 2003. The said Sarah J. Cobb having since died on March 5, 2022.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **540 Maplewood Lane, Nashville, TN 37216**

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 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 my/our hand(s) this **21st** day of **June, 2022.**

Patricia Staggs Trustee of the Sarah J Cobb Trust

Patricia Staggs, Trustee of the Sarah J. Cobb Trust U/A/D March 20, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Patricia Staggs, Trustee of the Sarah J. Cobb Trust U/A/D March 20, 2000,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **21st** day of **June, 2022.**

M Boyd

Notary Public

My Commission Expires: 5/9/2026

