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. 37149-06-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me this 28th day of June, 2022. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 880907 DEEDWARR
06/29/2022 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20220629-0075552

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Benjamin Nelson, Brittany Nelson 227 Thistle Lane Hermitage, TN 37076	Benjamin & Brittany Nelson 4407 Waterford Drive Brentwood, TN 37027	Map and Parcel No.: 086140A22700

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, **Judy Cox, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin Nelson and Brittany Nelson, husband and wife** ("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 227 Thistle Lane, Hermitage, TN 37076.

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 she 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 herself, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of June, 2022.

Judy Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Judy Cox, 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, at office, this 28th day of June, 2022.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 227, on the Plan of Stage Three, Hermitage Meadows, of record in Book 6250, Page 300, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Judy Cox, unmarried, by Warranty Deed from Pamula K. Price, married, f/k/a Pamula K. Winston, of record in Instrument No. 20080611-0060256, in the Register's Office of Davidson County, Tennessee, dated June 10, 2008 and recorded on June 11, 2008.

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. 086140A22700.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Stage Three, Hermitage Meadows, as recorded in Plat Book 6250, Page(s) 300.
4. Declaration of Covenants, Conditions and Restrictions recorded in Book 6034, Page 365 as amended in Instrument No. 20170210-0013943; Scrivener's Affidavit record in Instrument No. 20170320-0026618.
5. Easement for Water and Sewer Mains, recorded in Book 6716, Page 815.
6. Easement for Comcast, recorded in Instrument No. 20121114-0104689.

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Certificate of Authenticity

I, Deborah Devine, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 28, 2022.

Affiant Signature

June 29, 2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of June, 2022.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2025