NEW OWNER:
Cooper McCoy & Anna Givan
1202 Preston Drive
Nashville, TN 37206

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 22-260

MAP & PARCEL
083-04-3A-002.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 885494 DEEDWARR
07/07/2022 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20220707-0078566

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SIX HUNDRED FORTY FIVE THOUSAND AND 00/100 DOLLARS ($645,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **John S. Blackwell, individually** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Cooper John McCoy, unmarried and Anna Lynn Givan, unmarried** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 2 on the Plan of Carter Preston Townhomes attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Carter Preston Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160429-0042154 and amendment of record in Instrument No. 20210112-0005545, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to John S. Blackwell, individually by Warranty deed from Trustees of Porter Heights Baptist Church by and thru Dave Johnson, Trustee and Fred Donaldson, Pastor of record in Instrument No. 20150731-0075463 Register's Office for Davidson County, Tennessee, dated July 27, 2015 and recorded on July 31, 2015.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 16th day of **July**, 2022.

John S. Blackwell

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, John S. Blackwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of **July**, 2022.

NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **645,000.00.**

AFFIANT

Sworn to and subscribed to before me this 16th day of **July**, 2022.

NOTARY PUBLIC

My commission expires: _____

MARY KATHRYNE LAWSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/09/2026 DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 July 6, 2022.

Affiant Signature

07/06/22
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 6th day of July, 2022.

Notary Public

Notary's Seal:

