Karen Johnson Davidson County
Batch# 910456 DEEDWARR
08/30/2022 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20220830-0097881

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of August, 2022.

Notary Public

My commission expires: 4/23/2025

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Restoration Dream Homes, LLC	Restoration Dream Homes, LLC	108-12-0-117.00
Po Box 553	Po Box 553	
Nolensville, TN 37135	Nolensville, TN 37135	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Steve M. Cox and wife, Theresa A. Cox

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Restoration Dream Homes, LLC

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19, Section One, on the Plan of Reelfoot Subdivision, as of record in Book 5200, Page 641, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steve M. Cox and wife, Theresa A. Cox by Warranty deed from David F. Vanderwood and wife, Betty G. Vanderwood of record in Book 7364, page 390, Register's Office for Davidson County, Tennessee, dated September 15, 1987 and recorded on September 28, 1987.

This is improved property known as **3017 Reelfoot Drive, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of August, 2022.

Steve M. Cox

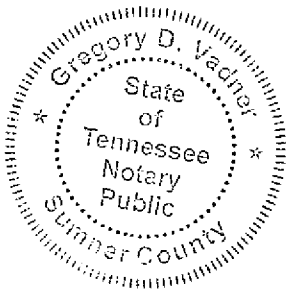
Theresa A. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Steve M. Cox and Theresa A. Cox, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 29th day of August, 2022.

Notary Public
My Commission Expires: 4/17/23



SolomonParks File No. 22-000959-526

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 8/29/22 (date of document).

Affiant Signature

8/30/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 30 day of Aug., 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee Notary Public
Sumner County