This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18753-DJ

Karen Johnson Davidson County
Batch# 910511 DEEDWARR
08/31/2022 07:57:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20220831-0097951

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of August, 2022.

Notary Public
My Commission Expires: 3/3/2025

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thomas Joel Alexander 200 McArthur Dr. Madison TN 37115	Churchill Mortgage Corporation 1749 Mallory Lane Suite 100 Brentwood, TN 37027	043-11-0-021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Billy Ray Cobb, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Thomas Joel Alexander, a married man**, hereinafter called the Grantee, his 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 Lot No. 79 of an unrecorded plan, and being part of Tract No. 13, on the Survey of Anderson Tract, of record in Book 1130, page 37, in the Register's Office for Davidson County, Tennessee, being known as tax I.D. No. 043-11-0-021 and being more particularly described as follows:

Beginning in the northly margin of N. Dupont Avenue 116.3 feet from the intersection of N. Dupont Avenue and McArthur Drive, thence running northwardly from said margin 65 feet to a point at the common corner of Lot Nos. 78 (M&P No. 43-11-22.00) and 79; thence running westwardly along the common line of Lot Nos. 78 (M&P No. 43-11-22.00) and 79, 136 feet to a point in the east margin of McArthur Drive; thence running south along the easterly margin of McArthur Drive 45.3 feet to a corner curve to the right, said curve having a length of 31.7 feet to a point; thence running east along the northerly margin of N. Dupont Avenue 116.3 feet to the point of beginning.

Being the same property conveyed to Billy Ray Cobb by Quitclaim Deed from Mary Elizabeth Denney, duly appointed Executrix of the Estate of Lela Bell Miles, deceased, dated May 12, 2001, recorded May 22, 2001, of record in Instrument No. 20010522-0052846, Register's Office for Davidson County, Tennessee; further being the same property conveyed to James William Miles and wife, Lela A. Miles by deed from Ben H. Morgan and wife, Lura W. Morgan, of record in Book 1391,. page 325, Register's Office for Davidson County, Tennessee; the said James William Miles having predeceased Lela A. Miles leaving her sole tenant by the entirety.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This is improved property located at: **200 McArthur Drive, Madison, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever 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, Grantor has executed this instrument on this 30th day of August, 2022.

GRANTOR:

Billy Ray Cobb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Billy Ray Cobb, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of August, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202208310097951

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 08/30/2022 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 08/30/2022

  State of Tennessee

  County of Davidson

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

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.6.2024

  Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM