Karen Johnson Davidson County
Batch# 911251 DEEDWARR
09/01/2022 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20220901-0098559

WARRANTY DEED

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00 .

Anthony Garcia
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF August, 2022.

(Affix Seal) Notary Public

My Commission Expires: _____

RONDA M. HANNAH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 6-19-2023

GARCIA-T22155

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Anthony Garcia, Single man	American Neighborhood Mortgage Acceptance Company,	052 05 0 185.01
833 Idlewild Drive	700 East Gate Drive, Suite 400	
Madison, TN 37115	Mt. Laurel, NJ 08054	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, DAVID B. COCKRILL, II, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ANTHONY GARCIA, SINGLE MAN hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land lying in Davidson County, Tennessee, being part of Lot No. 9 on the Map of a subdivision of part of the H. B. Chadwell Tract, as of record in Book 447, page 60, Register's Office for Davidson County, Tennessee and described according to a copy of a survey thereof made by Harvey Gee, Surveyor, 05/10/58, as follows:

Beginning at a point in the easterly margin of Idlewild Drive at the southwest corner of the Earl Ray Eden lot, said point being 62 feet south of the southwest corner of the property conveyed to Robert Dunman, by deed of record in Book 1264, page 164, said Register's Office for said County and likewise, being 215 feet south from the line from Madison Park Subdivision in the centerline of drive common to this lot and the Earl Ray Eden lot; thence along the line of Earl Ray Eden lot, northeasterly 221 feet to a point; thence southeasterly 36 feet to a point; thence southwesterly 221 feet to the easterly margin of Idlewild Drive; thence with the margin of the same, northwesterly 36 feet to the point of beginning.

The line between this lot and the lot to the north is the centerline of a common driveway serving this property and the property on the north. It is agreed that the owners of the two properties shall have the joint use of said driveway and is liable 1/2 each for the upkeep of the driveway. This agreement is reflected in the deed dated May 23, 1958 of record in Book 2750, page 227, said Register's Office.

Being the same property conveyed to David B. Cockrell, II by quit claim deed from David R. Cockrell, Jr, AKA David B. Cockrill, II dated 06-27-2017, recorded on 07-27-2017, in Instrument No. 20170721-0073813, Register's Office for Davidson County, Tennessee.

Previously conveyed to David R. Cockrell, Jr. by warranty deed from David E. Long and Philip B. Long, by and through David E. Long, Attorney in Fact, and Rebecca L. Parker, by and through David E. Long, Attorney in Fact, dated 05-02-2007, recorded on 05-07-2007, in Instrument No. 20070507-0054136, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 833 Idlewild Drive, Madison, Tennessee 37115 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 31st day of August, 2022 :

David B. Cockrill, II

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named DAVID B. COCKRILL, II, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 31st day of August, 2022.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

Tennessee Certification of Electronic Document

I, Linzy Lehn, 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 8/31/2022 (date of document).

Affiant Signature

8/31/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31 day of August, 2022.

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

Notary's Signature

MY COMMISSION EXPIRES: 10/21/24

NOTARY'S SEAL