THIS INSTRUMENT PREPARED BY: FAITH TITLE AND ESCROW, INC. 2236 NEW HOPE RD. HENDERSONVILLE, TN 37075 FILE NO. 221767 Karen Johnson Davidson County Batch# 931851 DEEDWARR 10/20/2022 09:46:20 AM 2 pgs Fees: $13.00 Taxes: $1,332.00 20221020-0114372	STATE OF TENNESSEE COUNTY OF SUMNER The actual consideration or value, whichever is greater, for the transfer is $360,000.00. X _____ Affiant Subscribed and sworn before me, this 19th day of October, 2022. _____ Notary Public My Commission Expires: 10/21/25

JENNIFER QUINN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
BILLY COBB **RUBY COBB** **8342 OLD SPRINGFIELD PIKE** **GOODLETTSVILLE, TN 37072**	New Owner	Map/Parcel: 007 000/097.00

FOR AND IN CONSDERATION 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, **NATHEIN A. PERKINS and SHANNON K. PERKINS, HUSBAND AND WIFE**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BILLY COBB and RUBY COBB, HUSBAND AND WIFE**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, and more particularly described according to a survey by Wayne A. Cooper, Surveyor, dated January 28, 1967, as follows:

BEGINNING at a point in the Westerly side of Highway 41E at an iron pin and in corner with other L.E. Gamble property; thence South 49 deg. 0' West 157.35 feet to an iron pin in corner with James N. Gamble; thence North 40 deg. 39' West 158.60 feet to an iron pin in a ditch flow; thence following said ditch flow in line with Luten's Methodist Church North 50 deg' 8' East 135.10 feet to an iron pin in the margin of said highway; thence with said highway 41-E, South 49 deg. 50' East 154.40 feet to the point of beginning, containing, 0.52 acres, more or less.

INCLUDED in this conveyance as those rights in and to that certain Right of Way and Utility Usage of record in Book 7652, Page 998, said Register's Office.

Being the same property conveyed from Bobby Joe Hall and Pamela Poteat to Nathein A. Perkins and Shannon K. Perkins by Warranty Deed dated the 15th day of May, 2012, of record in Instrument Number 20120622-0054971, Register's Office for Davidson County, Tennessee.

Exact same legal as prior Deed of record.

This is improved property known as 1590 SPRINGFIELD HWY, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 19th day of October, 2022.

NATHEIN A. PERKINS

SHANNON K. PERKINS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **NATHEIN A. PERKINS and SHANNON K. PERKINS**, known to me or satisfactory proved to be the person(s) whose name(s) he/she/they subscribed to the within instrument and who acknowledge that he/she/they executed the same for the purposed therein contained.

Witness my hand, at office, this 19th day of October, 2022.

Notary Public
My Commission Expires: 10/21/25

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY