Karen Johnson Davidson County
Batch# 942797 DEEDWARR
11/18/2022 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,256.15
20221118-0122746

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-3784

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of November, 2022

Notary Public

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Commission Expires: 10/16/2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Frederick Cyntrell Mccoy, Sr. and Damphia N. Mccoy 1011 Mulberry Way Nashville, TN 37207	Rocket Mortgage, LLC 1050 Woodward Ave Detroit, MI 48226-1906	050 03 0B 045.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Carolyn A. Toalson and David W. Toalson, Co- Trustees of Carolyn A. Toalson Living Trust dated May 14, 1997

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Frederick Mccoy and Damphia Mccoy, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 45 on the Plan of Mulberry Downs, Phase I, as shown by Plat of record in Book 7900, Page (s) 84, 85, 86, 87 and 88, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made from a more complete legal description.

BEING the same property conveyed by Warranty Deed from Kennon Marshall, unmarried to Carolyn A. Toalson and David W. Toalson, Co-Trustees of The Carolyn A. Toalson Living Trust dated May 14, 1997, amended August 20, 1997 and further amended December 28, 2006, recorded September 20, 2017, as Instrument No. 20170920-0096224 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1011 Mulberry Way, Nashville, TN 37207

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 so 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. 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.

Dated this the 31st day of October, 2022. KDC

Carolyn A. Toalson Living Trust dated May 14, 1997

By: Carolyn A Toalson, Co-trustee
Carolyn A. Toalson, Co-Trustee

By: David W. Toalson, Co-Trustee
David W. Toalson, Co-Trustee

STATE OF OKLAHOMA
COUNTY OF Tulsa

On this 31st day of October, 2022, before me personally appeared Carolyn A. Toalson and David W. Toalson, Co-Trustees of The Carolyn A. Toalson Living Trust dated May 14, 1997, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. KDC and individually KDC

Witness my hand, at office, this 31st day of October, 2022. KDC KDC

Kristi D Cooper
Notary Signature
My commission expires: 02.28.24

KRISTI D. COOPER NOTARY PUBLIC STATE OF OKLAHOMA #12001945 EXP. 02/28/2024

Certificate of Authenticity

I, Joshua A. Terry, 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 10/31/22.

Affiant Signature

11/14/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/14/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON