Karen Johnson Davidson County
Batch# 991021 DEEDWARR
04/12/2023 04:04:30 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50
20230412-0027007

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

Wanda Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF APRIL, 2023.

ANDREW MALONE
STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 8/3/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2023-16190NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Wanda Williams	Wanda Williams	07204011800
(NAME)	(NAME)	
3804B Abbott Martin Road	3804B Abbott Martin Road	
(ADDRESS)	(ADDRESS)	
Nashville TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Fifteen Thousand And No/100 Dollars ($515,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, BILLY R. COBB,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WANDA WILLIAMS, AN UNMARRIED WOMAN**, 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. 1 of Block E on the Plan of Inglewood Terrace, of record in Plat Book 1130, page 1, Register's office for said County.

Said Lot No. 1 fronts 75 feet on the easterly margin of Stratford Avenue and runs back between parallel lines 200 feet to a line in the rear measuring 75 feet thereon.

Being the same property conveyed to Billy R. Cobb and wife, Christine Cobb, by Warranty Deed from Barry G. Hemmerly and wife, Kathleen E. Hemmerly, of record in Book 5028, page 393, Register's Office for Davidson County, Tennessee. Further conveyed to Billy R. Cobb by Quitclaim Deed Dated June 9, 1989 from Billy R. Cobb and wife, Christine Cobb of record in Book 7867, Page 9, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1615 Stratford Avenue (aka 1603 Stratford Avenue), Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 11th day of April 2023.

Billy R. Cobb

STATE OF TENNESSEE
COUNTY OF Williamson

On this 11th day of April 2023, before me personally appeared **Billy R. Cobb** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 11th day of April 2023.

Commission Expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

I, Andy Maloney, 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 4/11/2023 (date of document).

Affiant Signature
Date 4/11/2023

State of TN
County of Williamson

Sworn to and subscribed before me this 11 day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8/3/26

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY