This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20739-DJ

Karen Johnson Davidson County
Batch# 1002043 DEEDWARR
05/11/2023 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $222.00
20230511-0035163

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of May, 2023.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bianca Benford and Darryl Haley 1657 Comanche Run Madison, TN. 37115	F&M Bank 2081 Wilma Rudolph Boulevard Clarksville, TN 37040	063-02-143.00

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, **James Randolph Coggin**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Bianca Benford and Darryl Haley, wife and husband**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the Southerly half of Lot No. 23 on the map of Nawakwa Hills, as of record in Book 843, Pages 36 and 37, of the Register's Office of Davidson County, Tennessee.

Said Southerly half of Lot No. 23 fronts 50 feet on the Easterly side of Pawnee Trail and extends back Easterly 290 1/2 feet on the Northerly line and 291 feet on the Southerly line to a dead line, and measures 50 feet, more or less, thereon.

Being a portion of the same property conveyed to Chas. U. Coggin, Jr. and wife, Edith A. Coggin, by Warranty Deed from Geo. B. Graves and wife, Mrs. Sallie Gillock Graves of record in Book 1449, page 449, Register's Office for Davidson County, Tennessee, dated January 27, 1947 and recorded on January 27, 1947. The said Edith A. Coggin died on May 7, 1991, vesting Chas. U. Coggin, Jr. as surviving tenant. The said Chas. U. Coggin, Jr., being Charles Ulysses Coggin, Jr., died on October 9, 2001. The Last Will and Testament of Charles Ulysses Coggin, Jr. filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division Case No. 01P-1917 devises all of his right and interest in Lot 23 to his son, James Randolph Coggin.

This property is not a primary residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is unimproved property located at: **0 Pawnee Trail Lot 23, Madison, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2023 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)

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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 10th day of May, 2023.

GRANTOR:

James Randolph Coggin

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Randolph Coggin, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of May 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

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- 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 5/10/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 5/10/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of May, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

