THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 1007018 DEEDWARR
05/24/2023 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $388.50
20230524-0039147

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$105,000.00**

Subscribed and sworn to before me this 17 day of May, 2023.

Notary Public

Affiant

My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Pamela Gale Melman **139 Vandiver Drive** **Madison, TN 37115**	Same as new owner.	043-12-0-033.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **RICHARD COX, as to his ½ undivided interest,** has this day bargained and sold, and does hereby transfer and convey unto the said **PAMELA GALE MELMAN,** the Grantee herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 29, as shown on the map entitled Revised Plan of Myatt-Eagan Subdivision of Lot No. 8 and the west part of Lot No. 9 of Anderson Estates, of record in Book 1424, page 107, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JUDY HIRE MOON, by deed from WILLIE RUTH HIRE, of record in 6864, page 28, and in Book 6887, page 768, dated March 6, 1986, said Register's Office.

JUDY HIRE MOON died intestate on or about March 26, 2021, leaving RICHARD COX AND PAMELA GALE MELMAN as her only Heirs-at-Law. For further reference see Affidavit of Heirship of record as Instrument No. _____, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 17 day of May, 2023.

RICHARD COX

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Russell E Freeman, a Notary Public in and for said County and State, **RICHARD COX**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 17 day of May, 2023.

NOTARY PUBLIC

My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **5/17/2023** [DATE].

AFFIANT SIGNATURE

May 17, 2023

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **17th** day of **May**, 2023.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

