Karen Johnson Davidson County
Batch# 1012511 DEEDWARR
06/08/2023 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $915.75
20230608-0043558

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $247,500.00.

Affiant

Subscribed and sworn before me this the 6th day of June, 2023.

Notary Public
My commission expires: 9-21-26

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Simon Ridgeway & Kerri Garr	New Owner	096-06-0 178.00
2904 Susan Dr.		
Nashville, TN 37214		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LEE SPANN, SUCCESSOR TRUSTEE OF THE WILLIAM J. COBB REVOCABLE TRUST, DATED MAY 11TH, 2022, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SIMON RIDGEWAY AND KERRI GARR, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 88 on the Map of Cloverhill Section II, as of record in Book 2133, Page 46, Register's Office for said County.

Said Lot fronts 110 feet on the southerly side of Susan Drive and runs back 145.6 feet on the easterly line, 110 feet on the westerly line, to a dead line on which it measures 72.3 feet..

Being the same property conveyed to William J. Cobb, Trustee of the William J. Cobb Revocable Trust, dated May 11th, 2022, by deed dated 05/11/2022, from William Cobb, of record in Instrument No. 20220608-0065386, Register's Office for said County.

Also being the same property conveyed to Dorothy K. Cobb, by deed dated 06/14/1982, from John A. Spann, Jr., Trustee, of record in Book 9058, page 910, Register's Office for said County. The said Dorothy Jean Cobb having since passed away August 7, 2015. Affidavit of Inheritance of record in Instrument No. 20160309-0022469 stated William Joseph Cobb became the fee simple owner of the property by operation of law. Also see Probate Docket 15P-1522, Probate Court for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2904 Susan Dr., Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 6th day of June, 2023.

William J. Cobb Revocable Trust, dated May 11th, 2022

BY: _____, Trustee
Lee Spann a/k/a Franklin Lee Spann, Successor Trustee

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lee Spann a/k/a Franklin Lee Spann, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon His oath acknowledged himself to be the SUCCESSOR TRUSTEE of the within named bargainor, WILLIAM J. COBB REVOCABLE TRUST, DATED MAY 11TH, 2022, and that he, as such SUCCESSOR TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of the WILLIAM J. COBB REVOCABLE TRUST, DATED MAY 11TH, 2022, by the said Lee Spann a/k/a Franklin Lee Spann as such SUCESSOR TRUSTEE.

Witness my hand and official seal this 6th day of June, 2023.

My Commission Expires:

7/9/2024

_____
Notary Public

JOHN C. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202306080043558

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6-6-23.

Affiant Signature

6-8-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY