THIS INSTRUMENT WAS PREPARED BY Exempt

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P23-13948-BW

STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000 00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June, 2023

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES 5-5-25

(AFFIX SEAL)

JANICE H. COLLINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 1019945 DEEDWARR
06/28/2023 09 47 16 AM 2 pgs
Fees $13 00 Taxes $703 00

20230628-0049191

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| **Larry R. Foster** | | |
| 556 Roosevelt Avenue | New Owner | 043-06-0-288-00 |
| Madison, TN 37115 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **Carol Lynne Cobin, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry R. Foster, unmarried**

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 159 on the Plan of Madison Park, Section VII of record in Plat Book 4300, Page 84, in the Register's Office for Davidson County, Tennessee

Said Lot No 159 fronts 74 14 feet on the southerly margin of Roosevelt Avenue and extends back 133 6 feet on the westerly line and 126 6 feet on the easterly line to a dead line in the rear measuring 51 2 feet thereon

Being the same property conveyed to Carol Lynne Cobin by Quitclaim deed from Mizella B Stone, widow of record in Instrument No 20161025-0112671 Register's Office for Davidson County, Tennessee, dated October 12, 2016 and recorded on October 25, 2016

Being the same property conveyed to Carol Lynne Cobin, as to a Life Estate by Quitclaim deed from Mizella B. Stone, widow of record in Instrument No 20141114-0105174, in the Register's Office for Davidson County, Tennessee, dated November 13, 2014 and recorded on November 14, 2014

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations

This is improved property known as **556 Roosevelt Avenue, Madison, TN 37115**

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 the 9th day of June, 2023

Carol Lynne Cobin by Samuel F Anderson atty in fact
Carol Lynne Cobin
by Samuel F Anderson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel F. Anderson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Carol Lynne Cobin, as her Attorney-in-Fact, as the free act and deed of the within named Carol Lynne Cobin

Witness my hand and official seal this the 9th day of June, 2023

My Commission expires 5-5-25

Janice H. Collins
Notary Public

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE