WARRANTY DEED

Karen Johnson Davidson County
Batch# 1033818 DEEDWARR
08/02/2023 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $3,141.30
20230802-0059705

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $849,000.00.

Paulette P Stamps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/30/24
(AFFIX SEAL)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Land Title South Inc., 3326 Aspen Grove Dr., Ste. 400, Franklin, TN 37067

File No.: 23-CD-228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Andrew Meeks	Fairway Independent Mortgage Corporation	10305002100
(NAME)	(NAME)	
5733 Knob Road	4201 Marsh Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Carrollton TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Forty-Nine Thousand And No/100 Dollars ($849,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MALINDA ODEN, CO-TRUSTEE OF THE 5733 KNOB ROAD TRUST, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANDREW MEEKS, AN UNMARRIED MAN 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. 54, on the Plan of Hillwood Park, of record in Plat Book 3300, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Matthew J. Cooper, Trustee of The 5733 Knob Road Trust by Quitclaim Deed from Brian L. Cooper and Valerie L. Cooper, dated January 1, 2018, recorded January 29, 2018, of record in Instrument No. 20180129-0008821, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Brian L. Cooper and Valerie L. Cooper, husband and wife, by Warranty Deed from Angela S. Flynn, married, dated August 28, 2015, recorded September 9,

2015, of record in Instrument No. 20150909-0091543, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5733 Knob Rd., Nashville, TN 37209
(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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 1 day of August, 2023.

5733 Knob Road Trust
BY: _____
MaLinda Oden
Co-Trustee

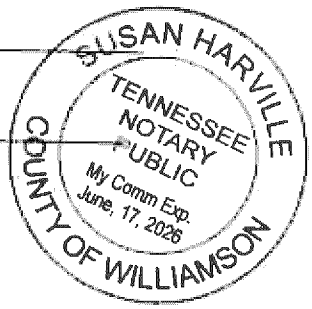
STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared MaLinda Oden, Co-Trustee of 5733 Knob Road Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Co-Trustee of 5733 Knob Road Trust the within named bargainor, a Trust and that she as such Co-Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by herself as Co-Trustee

Witness my hand, at office, this 1 day of August 2023.

_____
Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Kinkra Spann, 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 08/01/2023.

Date

Affiant Signature

08/02/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of August, 20 23.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY