Name and Address of New Owner:
Preston Cook and Clayton Thomas
3004 Melody Lane
Nashville, TN 37214

Send Tax Statements To:
Equity Trust Company Custodian FBO Richard Mason IRA
6789 Quail Hollow Parkway, Ste 620
Irvine, CA 92603

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-23101564

Map and Parcel: 060 16 0 040.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robin Colleen Coleman and Robert Kenneth McDivitt, Jr., as tenants in common**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Preston Cook and Clayton Thomas**, 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 the south 50 feet of Lot No. 60 and the North 10 feet of Lot No. 62 on the Map of Capitol View Subdivision, as of record in Book 974, pages 52 and 53, Register's Office for said County.

Said parts of said lots front 60 feet on the easterly side of Alhambra Circle and run back between lines, 228 feet more or less on the south line and 231 feet more or less on the north line, to a dead line, on which they measure 60 feet more or less.

Being the same property conveyed to Robert K, McDivitt and wife, Marilyn C. McDivitt by Warranty Deed filed for record on February 20, 1973 in Book 4681, page 817, of the Register's Office of Davidson County, Tennessee. The said Marilyn C . McDivitt having since died on January 2, 2018. The said Robert K. McDivitt died testate on March 22, 2022, and pursuant to the Last Will and Testament of Robert Kenneth McDivitt, Docket No. 23P1188, in the Circuit Court of Davidson County, (Probate Division), the devisees of the estate are Robin Colleen Coleman and Robert Kenneth McDivitt, Jr.. The said Robin Colleen Coleman and Robert Kenneth McDivitt, Jr. were appointed as Co-Executors as evidenced by Letters Testamentary issued by the Circuit Court Clerk of Davidson County, Tennessee (Probate Division). Being the same property conveyed to Robin Collen Coleman and Robert Kenneth McDivitt, Jr., as tenants in common by Executor's Deed filed for record on October 3, 2023 in Instrument Number 20231003-0077780, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following All matters as set forth on plat of record in Book 974, page 52 and 53, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Karen Johnson Davidson County
Batch# 1076984 DEEDWARR
11/30/2023 02:54:30 PM 5 pgs
Fees: $28.00 Taxes: $1,221.00
20231130-0092615

This is improved property known as: 2703 Alhambra Circle, Nashville, TN 37207

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 assigns, 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 hand this 27th day of November, 2023.

Robin Colleen Coleman

Robin Colleen Coleman

Robert Kenneth McDivitt, Jr

State of Tennessee

County of Davidson

Personally appeared before me, Robin Colleen Coleman with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th of November, 2023.

Notary Public
My Commission Expires: 3.20.27

LISA CONNALLY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee

County of Davidson

Personally appeared before me, Robert Kenneth McDivitt, Jr with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th of November, 2023.

Notary Public
My Commission Expires: 8-15-26

CHRISTINE VELLA
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

This is improved property known as: 2703 Alhambra Circle, Nashville, TN 37207

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 assigns, 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 hand this 27th day of November, 2023.

Robin Colleen Coleman

Robert Kenneth McDivitt, Jr

State of Tennessee

County of Davidson

Personally appeared before me, Robin Colleen Coleman with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th of November, 2023.

Notary Public
My Commission Expires: 8-15-26

CHRISTINE VELLA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee

County of Davidson

Personally appeared before me, Robert Kenneth McDivitt, Jr with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th of November, 2023.

Notary Public
My Commission Expires: 8/17/2025

HOPE WILSON COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $330,000.00.

Amanda Brown
Affiant Signature

Subscribed and sworn to before me, this 27th day of November, 2023.

CHRISTINE VELLA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 8-15-26

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 11/27/23 (date of document).

Affiant Signature

11/30/23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30th day of November 2023.

Notary Signature

My Commission Expires: 3-15-2025

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY