Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 377,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2024.

Notary Public
COMMISSION EXPIRES:

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson
Batch # 1097747
02/05/2024 10:50:31 AM
Fees: $18.00 Taxes: $1,394.90

Davidson County
DEEDWARR
3 pgs

20240205-0007831

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Caleb Maiocca	New Owner	084-14-0-191
(NAME)	(NAME)	
213 Cottage Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **Robert M. Rock, Jr., a married man, David M. Rock, and Vicki R. Payne, as the heirs at law of Robert M. Rock, Sr.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caleb Maiocca, unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 49, on the map of Donelson Meadows, as of record in Book 1835, Page 35, Register's Office for said county.

Said Lot No. 49 fronts 82 feet on the east side of Cottage Lane, and runs back between lines, 178.9 feet on the north line and 179.1 feet on the south line, to a dead line in the rear, measuring 82 feet thereon.

Being the same property conveyed to Robert M. Rock and wife, Sarah W. Rock by Warranty Deed from R. W. Cravens Company, Inc., a corporation organized and existing under the laws of the State of Tennessee, of record in Book 2045, Page 39, dated May 01, 1952, recorded May 02, 1952, Register's Office Davidson County, Tennessee. Sarah W. Rock died on or around September 10, 2011 leaving Robert M. Rock, Sr. a/k/a Robert McCullough Rock, Sr., as the sole owner as the surviving tenant by entireties. Robert M. Rock, Sr., died intestate on May 18, 2022 leaving as his heirs at law Robert M. Rock, Jr., David M. Rock and Vicki Rock Payne. An estate administration for Robert M. Rock, Sr. was opened in the Seventh Circuit Court for Davidson County, Tennessee being Case No. 22P1185. See also Affidavits of Heirships appearing of record in Instrument No. 20240205 0007829 and Instrument No 20240205 0007830, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 213 Cottage Lane (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town) | 37214 (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. successors 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, successors 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 31 day of January, 2024.

Robert M. Rock, Jr.

David M. Rock

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Robert M. Rock Jr. and David M. Rock, 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 31 day of January, 2024.

S. Nixon Pressley

Commission Expires: 01/26/2025



Witness my hand this 31st day of January, 2024.

Vicki R. Payne

Vicki R. Payne

State of Tennessee

County of Scott

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Vicki R. Payne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 31 day of January, 2024.

Zacheus David Brown

Notary Public

Commission Expires: 8-25-27

ZACCHEUS DAVID BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SCOTT