Karen Johnson Davidson County
Batch # 1126917 DEEDWARR
04/25/2024 10:10:49 AM 2 pgs
Fees: $13.00 Taxes: $1,627.63
20240425-0029879

SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Kelly Ward &
Jullian Plant
2604 Morganmeade Dr.
Nashville, TN 37216

PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-CLAM-24-2804

MAP: 073-10
PARCEL: 062.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **JACK AARON COGGINS,** has this day bargained and sold and does hereby transfer and convey unto, **KELLY WARD and JULIAN PLANT, wife and husband,** their heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

BEING Lot No. 26 on the plan of Moss Rose Estates, of record in Book 4860, page 112, Register's Office for Davidson County, Tennessee. Said Lot No. 26 fronts 85 feet on the easterly margin of Morganmeade Drive and extends back 159.61 feet on the northerly line and 95.09 feet on the southerly line to a dead line in the rear, measuring 100.63 feet thereon.

FOR source of title to said realty reference is made to Deed from Henry G. Cisneros, Secretary of House and Urban Development, of Washington, D.C. to Jacko Aaron Coggins, dated January 20, 1994 and filed for record on January 31, 1994 in Book 9234, page 796, Register's Office for Davidson County, Tennessee.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2024 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

I further covenant with the said grantees, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2024 real property taxes, which taxes have been prorated between the parties herein and the grantor having paid his pro-rata share unto the grantees; the grantees assume and agree to pay the same when due.

I do further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 23rd day of April, 2024.

Jack Aaron Coggins

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named **Jack Aaron Coggins**, the bargainor, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 23rd day of April, 2024.

NOTARY PUBLIC

TRACEY GULLETT STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My Commission Expires: 01/15/2025

State of Tennessee, Davidson Co. AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $439,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 23rd day of April, 2024.

NOTARY PUBLIC

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

My commission expires: 07/09/24