Karen Johnson Davidson County
Batch # 1134496 DEEDWARR
05/14/2024 09:23 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20240514-0035418

WARRANTY DEED

2024-15

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th day of April, 2024.

APRIL G NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Affix Seal) Notary Public My Commission Expires July 6, 2027

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Rocco Couts and Dotou Couts 5108 Ryan Allen Circle Whites Creek, TN 37189	NEW OWNER	041.01-0A-030.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Rebekah J. Couts, widowed**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey **unto Rocco Couts and Dotou Couts, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Cobblestone Creek, Phase 1-A of record as Instrument No, 20050610-0066806, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bobby M. Couts (now deceased) and Rebekah J. Couts, husband and wife from NVR, Inc., a Virginia Corporation T/A Fox ridge Homes by Warranty Deed dated September 30, 2005 and recorded October 5, 2005 in Instrument #20051005-0119922, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 5108 Ryan Allen Circle, Whites Creek, TN 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 11th day of April, 2024.

Rebekah J. Couts By Larry N. Mitchell
Rebekah J. Couts, by Larry N. Mitchell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 9th day of April, 2024 personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared Larry N. Mitchell, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Rebekah J. Couts, and as such Attorney in Fact for Rebekah J. Couts, she executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney for Rebekah J. Couts, and is authorized by Rebekah J. Couts to execute this instrument on behalf of Rebekah J. Couts.

Witness my hand and official seal on this 11th day of April, 2024.

Notary Public
My Commission Expires: 7-6-2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY