Karen Johnson Davidson County
Batch # 1141474 DEEDWARR
06/03/2024 09:55:52 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00
20240603-0040874

WARRANTY DEED

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,200,000.00.**

Lisa Barba
Affiant

Subscribed and sworn to before me, this the 31st day of May, 2024.

M Boyd
Notary Public

My commission expires: 5/9/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lisa Barba **Joseph Barba**	**Legacy Home Loans, LLC DBA Steadfast Mortgage ISAOA/ATIMA**	**105-10-0-154.00**
2038 Elliott Ave	**1036 Stearman Drive Suite 6**	
Nashville, TN 37204	**White House, TN 37188**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Conrad B. Cox and Rebecca R. Cox, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lisa Barba and Joseph Barba, wife and husband

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. 6, on the Plan of Douglas Place, of record in Book 332, Page 130, and Book 332, Page 151, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property vested in Conrad B. Cox and Rebecca R. Cox, husband and wife, by Warranty Deed dated February 15, 2019, from William Hostettler, Jr., a single man, of record in Instrument No. 20190219-0014523, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **All matters shown on the Plan of record in Plat Book 332, Page 130 and Plat Book 332, Page 151, said Register's office.**
2. **Restrictive Covenant for accessory dwelling, detached historical of record in Instrument No. 20200319-0030269, said Register's Office.**

Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.

This is improved property, known as: **2038 Elliott Ave, Nashville, TN 37204**

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 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.

Witness my/our hand(s) this 30th day of May, 2024.

CB Cox
Conrad B. Cox

Rebecca R Cox
Rebecca R. Cox

STATE OF TENNESSEE)
COUNTY OF Knox)

Personally appeared before me, a Notary Public of said County and State, **Conrad B. Cox and Rebecca R. Cox,** the within named sellers, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of **May, 2024.**

Notary Public

My Commission Expires: 7/7/2027

SHANA BETH EDINGTON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY