Karen Johnson Davidson County
Batch# 1165553 DEEDWARR
08/02/2024 08:36:30 AM 4 pgs
Fees: $23.00 Taxes: $2,460.50
20240802-0058619

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38282-07-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $665,000.00. Affiant Subscribed and sworn to before me this 31st day of July, 2024. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jill P. Newman 4400 Belmont Park Terrace #240 Nashville, TN 37215	Jill P. Newman 4400 Belmont Park Terrace #240 Nashville, TN 37215	Map and Parcel No.: 131070B24000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Randolph C. Cox, Jr. and Elizabeth E. Cox, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Jill P. Newman ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4400 Belmont Park Terrace, #240, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenants that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 31st day of July, 2024.

GRANTORS:

Randolph C. Cox, Jr.

Randolph C. Cox, Jr.

Elizabeth E. Cox

Elizabeth E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Randolph C. Cox, Jr. and Elizabeth E. Cox, husband and wife, 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, at office, this 31st day of July, 2024.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Bldg. Site 240 on the Plan of Section Ten Arden Place as of record in Plat Book 5210, page 218, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Randolph C. Cox, Jr. and Elizabeth E. Cox, husband and wife, by deed dated August 17, 2017 from Elizabeth Durham Lindsey, unmarried, of record in Instrument No. 20170823-0086423, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for the current year, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Arden Place of record in Book 4754, page 455, supplemented in Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, Book 5514, page 636, Instrument No. 20070816-0098235, and Instrument No. 20140801-0069316, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 5210, page 218, Register's Office for Davidson County, Tennessee.
4. Declaration of Boundary Line recorded in Book 8813, page 398, and certified court order in Book 8856, page 392, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or 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 07/31/2024 (date of document).

Affiant Signature

07/31/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 07/07/2027

NOTARY'S SEAL

