Karen Johnson Davidson County
Batch# 1226467 DEEDWARR
01/14/2025 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20250114-0003038

Warranty Deed

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $650,000.00. Affiant Subscribed and sworn to before me, this the 10th day of January, 2025. Notary Public My commission expires: 01-08-28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Stephen Nash and Elizabeth Shanks	Rocket Mortgage, LLC	104-15-0-274.00
2725 West Linden Avenue	1050 Woodward Avenue	
Nashville, TN 37212	Detroit, MI 48226-1906	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GRAHAM COX AND STEVEN TYLER COX, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN NASH, A SINGLE MAN, AND ELIZABETH SHANKS, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 3, on the Map of E. C. Scruggs Subdivision of Lot No. 33 in Belair, of Record in Book 547, Page 143, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 3 fronts 50 feet on the Southerly margin of West Linden, formerly Sunset Avenue, and extends back between Parallel lines 150 feet to a dead line in the rear, measuring 50 feet thereon.

Together with and subject to a Joint Driveway Agreement of Record in Book 7500, Page 790, said Register's Office.

Being the same property conveyed to Graham Harrison, single woman by Warranty Deed from Stuart Hunter Hamilton, unmarried of record in Instrument No. 20120706-0059627 Register's Office for Davidson County, Tennessee, dated June 30, 2012 and recorded on July 06, 2012.

Being the same property conveyed to Graham Harrison and Steven Tyler Cox, wife and husband by Quitclaim Deed from Graham Harrison, a single person of record in Instrument No. 20140606-0049394 Register's Office for Davidson County, Tennessee, dated June 05, 2014 and recorded on June 06, 2014.

Being the same property conveyed to Graham Cox and Steven Tyler Cox, wife and husband, as tenants by the entirety by Quitclaim Deed from Graham Cox, formerly known as Graham Harrison and Steven Tyler Cox, wife and husband of record in Instrument No. 20150807-0078908 Register's Office for Davidson County, Tennessee, dated July 27, 2015 and recorded on August 07, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2725 West Linden Avenue, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of January, 2025.

Graham Cox

Steven Tyler Cox

STATE OF SOUTH CAROLINA
COUNTY OF Charleston

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Graham Cox and Steven Tyler Cox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of January, 2025.

Notary Public

My Commission Expires: 5-28-2030

VINCENT GRANT
Notary Public
State of South Carolina
My Commission Expires May 28, 2030

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 January 14, 2025.

Affiant

Date: 01/14/25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 14th day of January, 2025.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY