Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 102635 DEEDWARR
06/11/2018 09:20:53 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20180611-0055536

GREGORY S. PERRONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$175,000.00.**

Affiant

Subscribed and sworn to before me, this the 8th day of June, 2018.

Notary Public

My commission expires: 10-3-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Yassin Yassin	**Yassin Yassin**	**119-05-0-397.00**
111 Joyner Ave	**1233 Countryside Rd.**	
Nashville, TN 37210	**Nolensville, TN 37135**	

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

Sean Cook, Sr. and Muhammad Marlon and Dewayne Cook, sole surviving Heirs at Law of Anita Louise Cook

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

Yassin Yassin, married

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(s) 12, Block 1, as shown on the map entitled the Plan of Subdivision of Block No. 1 and 2, Cumberland Nurseries, of record in Book 161, page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said lot No. 12 fronts 50 feet on the southerly side of Joyner Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to WILLIAM E. COOK AND WIFE, ANITA L. COOK, by deed from JAMES W. KIDD AND IRISSA HEAD, BEING THE ONLY HEIRS-AT-LAW OF LULA KIDD JORDAN, DECEASED, of record in Book 3642, page 630, dated September 26, 1963, said Register's Office. The said WILLIAM E. COOK having since died on or about December 1, 2001, leaving ANITA L. COOK the surviving tenant by the entirety. ANITA L. COOK died testate on or about December 1, 2001, devising said property to SEAN COOK, SR., Muhammad Marlon and Dewayne Cook by will of record in Docket No. 17P1883 in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, a certified copy of which is of record in Instrument No. 20171109-0115500, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **111 Joyner Ave, Nashville, TN 37210**.

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, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed

of said land in fee simple, have a good right to convey it and the same in 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 8th day of June, 2018.

Sean Cook, Sr.

Muhammad Marlon

Dwayne Cook

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Sean Cook, Sr.**, **Muhammad Marlon** and **Dewayne Cook** the bargainor(s) 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 **8th** day of **June, 2018**.

Notary Public

My Commission Expires: 10-3-2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY