Karen Johnson Davidson County
Batch# 413910 DEEDWARR
06/12/2020 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20200612-0060394

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Christopher A Terrell
Affiant

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Subscribed and sworn to before me, this 2 **day of June, 2020.**

Cari Allen
Notary Public
My commission expires: 7-5-21

06-2004-77435

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Christopher A. Terrell 1301 Neelys Bend Rd, F-55 Madison TN 37115	Same As Owner	052-16-0-A-055.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Steven E. Cook, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Christopher A. Terrell, an unmarried man**, hereinafter called the Grantees, their successors 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 Unit No. F-55, on the Plan of Neely's Bend Condominium, of record in Book 5200, Page 200, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Neely's Bend Condominium, a horizontal property regime established by Master Deed of record in Book 5483, Page 86, amended in Instrument No. 20020705-0080848, and Instrument No. 20040527-0062519, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Mojtaba Rabiei by deed from Jack L. Barron and wife, Lou P. Barron, dated June 16, 2009, recorded June 17, 2009, of record in Instrument No. 20090617-0056224, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Steven E. Cook, unmarried by deed from Mojtaba Rabiei, dated November 26, 2018, recorded December 7, 2018, of record in Instrument No. 20181207-0119654, Register's Office for Davidson County, Tennessee.

The subject property is neither the principle residence of Grantor nor his spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subdivision Restictions, Building Lines and Easements of record in Plat Book 5200, page 52 in the Register's Office for Davidson County.

Easements of record at Insrument No. 20040624-0075203, of record in said Register's office

Charter recored at book 5476, page 765, in said Register's Office.

Building Regulations of record in Book 8277, page 314, in said Register's Office.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, Restrictions and Easements, if any, and of record in Book 5625, Page 1, as amended in Book 6119, Page 322, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

This property is improved property known as 1301 Neelys Bend Rd, F-55, Madison, TN 37115. (for informational purposes only)

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 2 day of June, 2020.

Steven E Cook

Steven E. Cook

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Steven E. Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 2 day of June, 2020.

Jason C. Nguyen

Notary Public
State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Venikkia Branch, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21