Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1641

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of June, 2020

Notary Public

Commission Expires: _____

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12-15-2021 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Eric M. Cook and Jennifer Cook 824 Highland Crest Drive Nashville, TN 37205	CapStar Bank 2002 Richard Jones Road Ste 300A Nashville, TN 37215	129-15-0-098.00

WARRANTY DEED

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, I/WE,

Amanda Dean, Successor Trustee of The 824 Highland Crest Dr Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric M. Cook and Jennifer Cook, husband and wife

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:

Being Lot No. 101 on the plan of West Meade Highlands, Section 2, as of record in Book 3700, Page 124, Register's Office for Davidson County, Tennessee.

Said Lot No. 101 fronts 100.00 feet on the northerly side of Highland Crest Drive and extends back between lines, measuring 160.2 feet on the easterly line and 187.0 feet on the westerly line, to a dead line in the rear on which it measures 127.65 feet thereon.

Being the same property conveyed to Leonard E. Pentecost and wife, Margarette Pentecost by Warranty Deed from Davidson Road Corporation, a Tennessee Corporation of record in Book 4163, Page 410, Register's Office for Davidson County, Tennessee, dated August 18, 1967 and recorded on August 21, 1967. (Value or consideration shown in aforementioned deed $10.00.)

Being the same property conveyed to Brandon Adams, Trustee of The 824 Highland Crest Dr Trust by Warranty Deed from Kathi Lea Gilmore and Patricia Lorraine Carter, individually and as Co-Administrators of The Estate of Leonard E. Pentecost of record in Instrument No. 20200424-0043331, Register's Office for Davidson County, Tennessee, dated April 23, 2020 and recorded on April 24, 2020. (Value of consideration shown in aforementioned deed $387,900.00.)

The said Brandon Adams having resigned as Trustee and the said Amanda Dean having been appointed Successor Trustee under The 824 Highland Crest Dr Trust.

Karen Johnson Davidson County
Batch# 421247 DEEDWARR
06/19/2020 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20200619-0065590

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **824 Highland Crest Drive, Nashville, TN 37205.**

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 we so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of June, 2020.

The 824 Highland Crest Dr Trust

By: _____
Amanda Dean, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Amanda Dean, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Successor Trustee of The 824 Highland Crest Dr Trust the within named bargainor, and that she as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 16th day of June, 2020.

LAUREN LAMBERTH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)

_____
Notary Public

My Commission Expires: 03.23.21

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022