Name and Address of New Owner:
Shelby Cook
407 Summit Ridge Place
Nashville, TN 37215

Send Tax Bills To:
Shelby Cook

Karen Johnson Davidson County
Batch# 501255 DEEDWARR
10/23/2020 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $627.15
20201023-0123384

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 131050B40700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dustin Pate, single,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Shelby Cook, single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Unit No. 407 as shown on the Plan of Four Season, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dustin Pate, a single man, by Warranty Deed from the Estate of Thomas E. Hendrix, recorded on May 14, 2020, of record in Instrument No. 20200514-0049974, Register's Office for Davidson County, TN.

Being the same property conveyed to Thomas E. Hendrix by Quitclaim Deed from Thomas E. Hendrix and Robert D. Hendrix, recorded on January 2, 2003, of record in Instrument No. 20030102-0000256, and corrected in Instrument No. 20201016-0120772, Register's Office for Davidson County, TN.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of October, 2020.

(SEAL)
Dustin Pate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of October, 2020, before me personally appeared Dustin Pate, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of October, 2020.

Notary Signature
My commission expires: 1/8.22

REGINA V. SULLO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $169,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
19th day of October, 2020.

Notary Public
My commission expires:
File No. 2020-1810

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

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021