WARRANTY DEED

Karen Johnson Davidson County
Batch# 522145 DEEDWARR
11/30/2020 12:45:16 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20201130-0138988

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: James H. Cook	SEND TAX BILLS TO: owner at owners addrss	MAP-PARCEL NUMBERS
(NAME)	(NAME)	06004007400
1301 Bell Grimes Lane (ADDRESS)	(ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Lynda Jean Fisher (unmarried), Terresa F. Brown, Ashley Lynn Thomas**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James H. Cook**, a married man, HEREINAFTER CALLED THE GRANTEE, HIS 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. 63 on the Plan of Oak Park Subdivision, Section 1, of record in Book 3600, Page 84, Register's Office for said County.

SAID Lot No. 63 fronts 90 feet on the easterly side of Oak Ridge Drive and extends back 154.14 feet on the northerly line and 147.95 feet on the southerly line to a dead line in the rear, which is a broken line, measuring 91.20 feet thereon.

Being the same property conveyed to Lynda Jean Fisher, Terresa F. Brown and Rosa LaTommie Fisher-Johnson, (Rosa LaTommie Fisher-Johnson died March 3, 2017 leaving one child, Ashley Lynn Johnson), and Ashley Lynn Johnson, by virtue of Affidavit of Heirship Deed dated July 19, 2020, recorded at Instrument No. 20200805-0086963 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Jessie Fisher and wife, Barbara Fisher by Deed dated September 17, 1979 at Book 5501, Page 190 in said Register's Office, Tennessee. Barbara Fisher died leaving Jessie Fisher as the remaining tenant by the entirety. Jessie Fisher died testate on February 29, 2020.

**Terresa F. Brown and Ashley Lynn Thomas have never occupied this property as their primary residence.

**Ashley Lynn Thomas is one and the same as Ashley Lynn Johnson.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office for Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 3125 Oak Ridge Drive Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Return to:
Providence Title and Escrow, LLC
2013 21st Avenue South
Nashville, TN 37212
4-SB-11-21-3125

Witness my hand this 12 day of November, 2020.

Lynda Jean Fisher

Lynda Jean Fisher

Terresa F. Brown

Terresa F. Brown

Ashley Lynn Thomas

Ashley Lynn Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Lynda Jean Fisher, Terresa F. Brown and Ashley Lynn Thomas** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12 day of November, 2020.

Notary Public

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

My Commission Expires: 7-5-21