THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-29716

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF February ,2021.

Notary Public

MY COMMISSION EXPIRES: 2/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 579131 DEEDWARR
02/26/2021 08:19:28 AM 2 pgs
Fees: $13.00 Taxes: $2,275.50

20210226-0024336

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Schneider and Amanda Brokamp	new owners	
3804 Dartmouth Avenue		11608010500
Nashville, TN 37215		
(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, I, **Ronald Franklin Vanderpool, Jr., as Executor of the Estate of James Foster Cook Jr.,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam Schneider**,unmarried, and **Amanda Brokamp,** unmarried, as Tenants in Common with Right of Survivorship.

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 No. 20 of Block "A" on the Plan of Woodmont Lane Homesites of record in Plat Book 1130, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 20 fronts 75 feet on the Northerly side of dart mouth lane and runsback between parallel lines, 180 feet to a dead line.

Being the same property conveyed to James Foster Cook, Jr., unmarried, by Warranty deed from Jack M. Boone and wife, Mary B. Boone of record in Book 6476, page 611, Register's Office for Davidson County, Tennessee, dated January 15, 1985 and recorded on January 17,1985. James Foster Cook Jr. died testate on June 11, 2019. Pursuant to the Last Will and Testament of James Foster Cook Jr., all interest in real property that he owned at the time of his death, including the property conveyed herein, was made part of the Probate Estate and, as such, is subject to the control of Grantor, as Executor. The Last Will and Testament of James Foster Cook Jr. was probated in the Probate Division of the Circuit Court of Davidson County, Tennessee in Docket No. 19P1359.

Recorded herewith is a Permissive Use Agreement dated as of February 18, 2021 and recorded on February 26, 2021, 2021, as Instrument No. 20210226-0024335, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
1012 21st Avenue South
Nashville, TN 37212
GVRES208504

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **3804 Dartmouth Avenue, Nashville, TN 37215.**

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.

Witness Grantor's hand this the 18 day of February, 2021.

Estate of James Foster Cook Jr.

BY: Ronald Franklin Vanderpool, Jr., Executor
Ronald Franklin Vanderpool, Jr., Executor

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronald Franklin Vanderpool, Jr., as Executor of the Estate of James Foster Cook Jr.,** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18th day of February, 2021.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON