Karen Johnson Davidson County
Batch# 711766 DEEDWARR
09/08/2021 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20210908-0120222

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2021.

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES: 5-5-2025
(AFFIX SEAL)

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

**THIS INSTRUMENT WAS PREPARED BY**
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-081731

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| David Cook and Shayna Cook | Movement Mortgage LLC | |
| (NAME) | (NAME) | |
| 2412 Buchanan Street | 8024 Calvin Hall Rd | 081-06-0-405.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37208 | Indian Land, SC 29707 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS ($355,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ZACHARY SCOTT COMMERFORD, UNMARRIED AND JENNA MARIE LENIG, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID COOK AND SHAYNA 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:

Land in the 8th Civil District of Davidson County, Tennessee, being part of Lot No. 17 on the Plan of the Nichol Property, as of record in Book 31, Page 603, Register's office for said County; being Lot No. 7 on the Map showing subdivision of the Conrad Santi Property, not of record, described according to a survey made by Hickerson and Hickerson, Engineers, dated July 26,1963, as follows:

Beginning at a point in the Northerly margin of Buchanan Street 325 feet west of the westerly margin of 24th Avenue, North, running thence North with the line between Lot Nos. 6 and 7, 149 feet to a point in the southerly line of Lot No. 8; thence with the southerly margin of same, westwardly 49 feet to the northwest corner of Lot No. 7; thence southerly 149 feet to the northerly margin of Buchanan Street; thence with the northerly margin of same, eastwardly 50 feet to the point of beginning.

Being the same property conveyed to Zachary Scott Commerford, unmarried, and Jenna Marie Lenig, unmarried, as joint tenants with rights of survivorship, by Warranty Deed from Mohsen Shirani of record in Instrument No. 20181204-0118223 Register's Office for Davidson County, Tennessee, dated November 30, 2018 and recorded on December 04, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 2412 Buchanan Street, Nashville, TN 37208
(House No.) (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.

Witness my/our hand(s) this the 31 day of August, 2021

Zachary Scott Commerford

Jenna Marie Lenig

STATE OF Pennsylvania
COUNTY OF Northumberland

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Zachary Scott Commerford and Jenna Marie Lenig, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31 day of August, 2021.

Notary Public

My Commission Expires:

(SEAL)

Commonwealth of Pennsylvania - Notary Seal
Betsy M. Holdren, Notary Public
Northumberland County
My commission expires August 20, 2025
Commission number 1073297
Member, Pennsylvania Association of Notaries

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 09/03/2021 (date of document).

Affiant Signature

09/03/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3RD day of September, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
NOTARY SEAL
MY COMM. EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025