Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Williamson
The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

File Number: 21080771

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

Subscribed and sworn to before me, this 3rd day of September, 2021.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 711794 DEEDWARR
09/08/2021 12:03:50 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20210908-0120256

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Julia Cook	New Owner	187 09 0A 175.00
4154 Alva Ln		
Nolensville, TN 37135		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joseph B. Hollister and Eva Gail** Hollister, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Julia Coplin Cook**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Williamson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee being Lot No. 175 on the Plan of Phase Five, Section One Burkitt Village SP Subdivision, of record in Instrument No. 20150210-0012343, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph B. Hollister and Eva Gail Hollister, husband and wife, by Warranty Deed from Kashani Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160324-0028100, in the Register's Office of Davidson County, Tennessee, dated March 24, 2016 and recorded on March 24, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

This property is improved property known as 4154 Alva Ln, Nolensville, TN 37135.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 3rd day of September, 2021.

Joseph B. Hollister

Eva Gail Hollister

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joseph B. Hollister and Eva Gail Hollister with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 3rd day of September, 2021.



Notary Public at Large
My Commission Expires: 2/22/25