Karen Johnson Davidson County
Batch# 757281 DEEDWARRSP
11/17/2021 03:42:38 PM 6 pgs
Fees: $33.00 Taxes: $1,597.84
20211117-0153350

This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)
333 Commerce Street, Suite 1050
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Map & Parcel Nos.:
Charles E. Cooke **205 17th Avenue, North, Suite 201** **Nashville, TN 37203**	**Charles E. Cooke** **205 17th Avenue, North, Suite 201** **Nashville, TN 37203**	**Map-Par. 091-14-0-183.00** **Map-Par. 091-14-0-180.00** **Map-Par. 091-14-0-181.00** **Map-Par. 091-14-0-186.00**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LAURA SILVERMAN FENNER A/K/A LAURA SILVERMAN** (referred to hereinafter as "Grantor"), has bargained and sold and does hereby transfer and convey her entire Twenty Percent (20%) undivided interest unto **CHARLES E. COOKE** (referred to hereinafter as "Grantee"), his heirs and assigns, certain land located in Davidson County, Tennessee, as further described in **Exhibit A**, attached and incorporated by reference (the "Property"). **The Property is improved property also known as 5605 Charlotte Pike, 360 and 362 White Bridge Road and 309 Orlando Avenue, Nashville, Tennessee, 37209.**

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, his heirs and assigns, forever.

AND Grantor does hereby covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple; that she has a good right to sell and convey the same;

and that the same is unencumbered, except for (1) Davidson County property taxes for 2022 and subsequent assessments; (2) matters shown on the Plan of record in Book 161, Page 164, Register's Office for Davidson County, Tennessee; (3) Right-of-Way Easement of record in Book 5015, page 656, Register's Office for Davidson County, Tennessee; and (4) the matters shown on the plat of survey prepared by David P. Brackman, Tenn. RLS No. 1684, with Brackman Land Surveying, dated July 3, 2021, last revised November 3, 2021, and designated as Job No. 21093.

AND Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims and demands of all persons claiming, by, through, or under Grantor, but not otherwise or further.

[Signature continued on next page]

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed as of this 16th day of November 2021.

GRANTOR:

Laura Silverman

LAURA SILVERMAN FENNER
A/K/A LAURA SILVERMAN

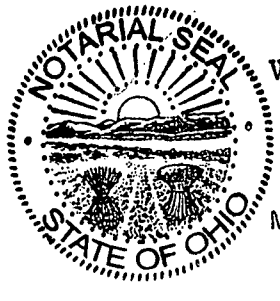
STATE OF Ohio)
COUNTY OF Cuyahoga)

Personally appeared before me, William Marks, a Notary Public in and for said State and County, **LAURA SILVERMAN FENNER A/K/A LAURA SILVERMAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22 day of October 2021.

Notary Public

My Commission expires: 2-27-23



WILLIAM D. MARKS JR.
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 2/27/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $431,847.79.

AFFIANT

Subscribed and sworn to before me, this 16 **day of** November, **2021.**

NOTARY PUBLIC

My Commission Expires: MAR. 2, 2024

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 03-02-2025

EXHIBIT A
(Property Description)

TRACT 1:

Land in Davidson County, Tennessee, being part of Block Number 14 on the map of the C. C. Vernon Farm as of record in Plat Book 161, page 164 in the Register's Office, Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the southerly margin of the Charlotte Pike or Avenue at a point 50 feet westerly from the westerly margin of Orlando Avenue, being George McMillan's N.W. corner; thence with his westerly line southerly 159 feet to the Northerly margin of an alley; thence with the Northerly margin of said alley Westerly 163 feet to J. L. Green's Southeast corner, thence with his Easterly line northerly 159 feet, more or less, to the southerly margin of Charlotte Avenue; thence with the southerly margin of Charlotte Avenue easterly 163 feet to the beginning.

INCLUDED in the above description but specifically excluded therefrom is that portion of said property taken by The Metropolitan Government of Nashville and Davidson County, Tennessee, by Order Sustaining Condemnation Petition of record in Book 5015, Page 656, said Register's Office.

(Map 91-14/Parcel 183)

TRACT 2:

Land in Davidson County, Tennessee, being the remainder not used as right-of-way of the southerly 50 feet of the westerly part of Lot No. 14, on the map of the C.C. Vernon Farm, as of record in Book 161, page 164, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said remainder being part of Lot No. 14 fronts 51.90 feet on the new relocated easterly margin of Briley Parkway (White Bridge Road) and runs back 61.40 feet on the south line and 37.40 feet on the north line to an alley in the rear on which it measures 50.0 feet thereon.

(Map 91-14/Parcel 180)

TRACT 3:

Land in Davidson County, Tennessee, being the remainder not used as right-of-way of Map 91-14, Parcel 181 as shown on the 11th Edition of the Real Estate Atlas of Davidson County, Tennessee, the same being part of Lot No. 14 on the map of the C. C. Vernon Farm as of record in Book 161, page 164, Register's Office for said County, and being more particularly described as follows:

Said remainder fronts 51.90 feet on the new relocated easterly margin of Briley Parkway (White Bridge Road), and runs back 37.40 feet on the south line and 24.40 feet on the north line to an alley in the rear on which it measures 50 feet thereon.

(Map 91-14/Parcel 181)

TRACT 4:

Land in Davidson County, Tennessee, being part of lot or block 14 on the map of the C. C. Vernon Farm, as of record in Book 161, page 164, Register's Office for said County, and being more particularly described as follows:

Being on the westerly margin of Orlando Avenue, at the southeast corner of the property conveyed to W. H. McCall by deed from J. W. Dotson and wife, of record in Book 731, page 255 said Register's Office, thence with his southerly line, westwardly 140 feet to the easterly margin of an alley; thence with said alley, southwardly 50 feet to the northerly margin of another alley; thence with the said last mentioned alley, eastwardly 140 feet to the westerly margin of Orlando Avenue; thence with said Avenue, northwardly 50 feet to the beginning.

(Map 91-14/Parcel 186)

Being the same property conveyed to Laura Silverman Fenner, as to a Twenty Percent (20%) undivided interest by Quitclaim Deed from Rose Rosenblum Silverman dated December 12, 2000 by instrument no. 20001212-0122234, said Register's Office. Laura Silverman Fenner is also known as Laura Silverman.