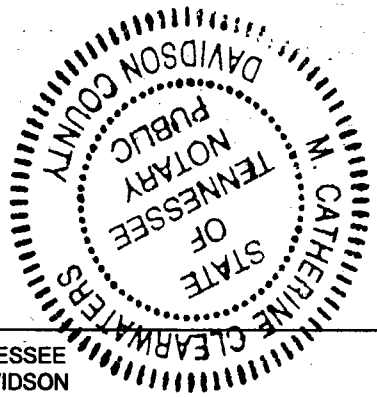



# WARRANTY DEED

Karen Johnson Davidson County
Batch# 761620 DEEDWARR
11/29/2021 11:47:41 AM 2 pgs
Fees: $13.00 Taxes: $542.67

20211129-0157084

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,666.68.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2021.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203 ,

File No.: P21-4026-WE

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Connie Cook Vanderpool | NEW OWNER | 10306018000 |
| (NAME) | (NAME) | |
| 3705 S. George Mason Drive, Unit 2502 South | | |
| (ADDRESS) | (ADDRESS) | |
| Falls Church VA 22041 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RONALD FRANKLIN VANDERPOOL, JR. AND AMANDA RIPPY AND MAMIE SHELDRICK, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CONNIE COOK VANDERPOOL, OUR ONE-THIRD (1/3) INTEREST IN THE PROPERTY, HEREINAFTER CALLED THE GRANTEE, HER HEIRS, SUCCESSORS 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. 4 on the Plan of Brookside Court's Addition No. 3, of record in Plat Book 1835, Page 107, in the Register's Office.

Said Lot No. 4 front 70-feet on the northerly margin of Stoneway Trail and extends back 151 ft. on the westerly line and 153.9 ft. on the easterly line, to a deadline in the rear measuring 80 ft. thereon

Being the same property conveyed to James F. Cook, Jr. unmarried by Warranty deed from Andrews Properties, Inc. of record in Book 5327, page 223, Register's Office for Davidson County, Tennessee, dated August 17, 1978 and recorded on August 18, 1978.

Being the same property conveyed to Ronald Franklin Vanderpool, Jr. (1/9 interest), Mary Anne Cook (1/3 interest), Connie Cook Vanderpool (1/3 interest), Amanda Rippy (1/9 interest) and Mamie Sheldrick (1/9 interest), as tenants in common, by Executor's Quitclaim Deed from Ronald Franklin Vanderpool, Jr., as Executor of the Estate of James Foster Cook, Jr., dated October 12, 2021 and recorded on October 19, 2021. James Foster Cook 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, was subject to the control of the 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.

This is improved property, known as 5614 Stoneway Trail, Nashville, TN 37209
(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 successors 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 successors 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 our hands this 23 day of November, 2021.

Ronald Franklin Vanderpool, Jr.

Amanda Rippy

Mamie Sheldrick

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., Amanda Rippy and Mamie Sheldrick, 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 they executed the within instrument of the purposes therein contained.

Notary Public

My Commission Expires: Jan 8 2024