Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

NEW OWNER:
JOSH COOK
~~3193 TRAILS END LANE~~
~~NASHVILLE, TN 37214~~
441 Lakeview Drive
Mt Juliet, TN 37122

SEND TAX BILLS TO:
Ameris Bank
1800 Parkway Place, Ste 800
Marietta, GA 30067

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-2305

Map & Parcel
~~108080301.00~~
108-08-0-301.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 793416 **DEEDWARR**
01/20/2022 10:37:29 AM 3 pgs
Fees: $18.00 Taxes: $819.74
20220120-0007666

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty-One Thousand Five Hundred Fifty and 00/100 Dollars ($221,550.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TRISHA GIAMPA, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JOSH COOK and JULIE COOK, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 1-B, Zone Lot Division, Lots 1 and 3, Trailwood, Section One, of record in Plat Book 6250, Page 208, amended Book 5210, Page 351, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to TRISHA GIAMPA, a single woman, by Warranty Deed from James L. Milliken, LLC, a Tennessee limited liability company, dated November 20, 2018, and of record in Instrument No. 20181126-0115040, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **3193 TRAILS END LANE, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6250, Page 208, as amended in Book 5210, Page 351, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 19th day of January, 2022.

TRISHA GIAMPA

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TRISHA GIAMPA**, 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 and official seal at office this 19th day of January, 2022.

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

NOTARY PUBLIC

My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is **$221,550.00.**

Kim Graves
AFFIANT

Sworn to and subscribed to before me this 19th day of January, 2022.

Kayla R Johnson
NOTARY PUBLIC

My commission expires: 11-21-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY