Karen Johnson Davidson County
Batch# 800704 DEEDWARR
02/04/2022 01:54:34 PM 2 pgs
Fees: $13.00 Taxes: $1,019.35
20220204-0013409

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$275,500.00**

Subscribed and sworn to before me this 31 day of January, 2022.

CAITLIN TURNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON MY COMMISSION EXPIRES JULY 22, 2025

Notary Public **Affiant**

My Commission Expires: 7/22/25

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Austin & Angie Cook 2617 Colbert Drive Nashville, Tennessee 37206	Same as New Owner.	084-01-0-084.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **W. BRIAN COOK, TRUSTEE UNDER THE IRREVOCABLE TRUST AGREEMENT OF HELEN E.S. COOK DATED JUNE 18, 2021,** has this day bargained and sold, and does hereby transfer and convey unto the said **AUSTIN COOK and ANGIE COOK, husband and wife, as Joint Tenants with Full Rights of Survivorship**, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 17, as shown on the map entitled Rosebank Court, of record in Plat Book 3106, Page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIAM M. COOK AND WIFE, HELEN E.S. COOK, by deed from CASTLEMAN CONSTRUCTION COMPANY, A TENNESSEE CORPORATION, of record in Book 3535, Page 101, dated April 1963, said Register's Office. WILLIAM M. COOK having since died leaving HELEN E.S. COOK as surviving tenant by the entirety.

Further being the same property conveyed to the HELEN E.S. COOK REVOCABLE LIVING TRUST, by quitclaim deed from HELEN E.S. COOK, A WIDOW, of record in Instrument No. 20010918-010211, dated September 10, 2001, said Register's Office.

Further being the same property conveyed to W. BRIAN COOK, TRUSTEE UNDER THE IRREVOCABLE TRUST AGREEMENT OF HELEN E.S. COOK, DATED JUNE 18, 2021, by quitclaim deed from HELEN E.S. COOK, UNMARRIED, of record in Instrument No. 20210628-0087300, dated June 25, 2021, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 31st day of January, 2022.

W. Brian Cook

W. Brian Cook, Trustee under the Irrevocable Trust Agreement of Helen E.S. Cook Dated June 18, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Mary Birthright**, a Notary Public in and for said County and State, **W. Brian Cook, Trustee under the Irrevocable Trust Agreement of Helen E.S. Cook Dated June 18, 2021**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 31st day of January, 2022.

Mary Birthright
NOTARY PUBLIC

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3 2023

My Commission Expires: _____