THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211138407**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $182,000.00 Affiant Subscribed and sworn to before me, this 11th day of February, 2022. Notary Public My Commission Expires: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: MP Home Solutions Pro, Inc. 6339 Charlotte Pike, #575 Nashville, TN 37209	Send Tax Bills To: New Owner 6339 Charlotte Pike #575 Nashville, TN 37209	Tax Information: Tax Parcel ID No. 159 01 0 060.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul E. Cook** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MP Home Solutions Pro, Inc.**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Hounds Run, a Planned Unit Development of record in Plat Book 6900, Page (s) 167 through 171, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Paul E. Cook, by Quitclaim Deed from Adex Partners, a Tennessee general partnership, composed of Paul E. Cook and Michael B. McKee, of record in Instrument No. 20040930-0117610, in the Register's Office of Davidson County, Tennessee, dated September 28, 2004 and recorded on September 30, 2004.

Being part of the same property conveyed to Adex Partners, a Tennessee general partnership composed of Paul E. Cook and Michael B. McKee, by Quitclaim Deed from Adex Corporation, a Tennessee corporation and Paul E. Cook, of record in Instrument No. 20001002-0097205, in the Register's Office of Davidson County, Tennessee, dated September 28, 2000 and recorded on October 02, 2000.

Being part of the same property conveyed to Adex Corporation, a Tennessee corporation, by Warranty Deed from Union Planters Bank of Middle Tennessee, N.A., successor to Fidelity Federal Savings and Loan Association of Tennessee, of record in Book 9502, Page 78, in the Register's Office of Davidson County, Tennessee, dated October 21, 1994 and recorded on October 26, 1994.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hound's Run, as recorded in Plat Book 6900, Page(s) 167-171.

Karen Johnson Davidson County
Batch# 812029 DEEDWARR
02/25/2022 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $673.40
20220225-0021846

202202250021846

Declaration of Covenants, Conditions and Restrictions recorded in Book 7079, Page 995; Affidavit recorded in Book 7238, Page 736; Amendment recorded in Book 11719, Page 845 and Instrument No. 20060206-0014746.

Easement for Grant of Transmission Line, recorded in Book 2248, Page 618; Book 2249, Page 86.

Easement for Right of Way, recorded in Book 3675, Page 362.

Easement for Water and Sewerage Services, recorded in Book 7430, Page 183; Book 7474, Page 695; Book 8119, Page 535; Book 8119, Page 538.

Easement for Ingress and Egress, recorded in Book 8855, Page 988.

Book 9662, Page 483

This is improved property located at 1433 Beddington Park Lot 90 Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of February, 2022.

Paul E. Cook by Shira Kingrey Attorney-in-Fact

Paul E. Cook
By: Shira Kingrey, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey 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, and who further acknowledged that she is the Attorney-in-Fact for Paul E. Cook and that she is authorized by Paul E. Cook to execute this instrument on his behalf.

WITNESS my hand, at office, this 11th day of February, 2022.

AS

Notary Public

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Certificate of Authenticity

I, _____, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/11/22.

_____
Affiant Signature

2/11/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 day of February, 2022.

_____
Notary's Signature (Notary Seal)



My Commission Expires: 11/08/2022