THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36898-01-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $639,000.00 Affiant Subscribed and sworn to before me this 11th day of March, 2022. Notary Public My Commission Expires:

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

WARRANTY DEED

Address New Owner: The N. Lee Cook, Trustee 4 Brackett Terrace Plympton, MA 02367	**Send Tax Bills To:** 4 Brackett Terrace Plympton, MA 02367	**Tax Information:** 081 11 0 558.0

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, **Harris Properties LLC**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey **to N. Lee Cook, Trustee of The N. Lee Cook Trust of 2018 dated August 13, 2018** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1602 B 12th Ave N, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 822285 DEEDWARR
03/15/2022 08:24:12 AM 3 pgs
Fees: $18.00 Taxes: $2,364.30
20220315-0029758

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GP-22-1602B

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

Harris Properties, LLC, a Tennessee limited liability company

BY: _____, Member
Allen Chadwick Harris, Member

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 Allen Chadwick Harris, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Member of Harris Properties, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of March, 2022.

_____
Notary Public

My Commission Expires:

10-2-2023

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land lying in the 21st Councilmanic District of Nashville, Davidson County, Tennessee, and being the Northerly 25' of Lot 131 on the Map of D T McGavock and Others Addition of record in Plat Book 21, Page 41 and a portion of Map 81-11, Parcel 558, property of Harris Properties, LLC of record in Instrument No. 20201008-0117017;

Beginning at an iron pin new in the East right-of-way of 12th Ave. North, being the Southwest corner of the herein described tract and the Northwest corner of the Chapman Development, LLC property of record in Instrument No. 20160810-0083203; Thence with the North right-of-way of 12th Ave. N., N 33 deg. 45' 23" W, 25.00' to the old common lot line for lots 130 & 131 and a new severance line; Thence along said common lot line, N 56 deg. 12' 21" E, 154.00' to a point in the West right-of-way of Alley No. 539; Thence with said Alley 539, S 33 deg. 45' 23" E, 25.00' to an iron pin new and the Northwest corner of said Chapman property; Thence with Chapman's North line S 56 deg. 12' 21" W, 154.00 to the Point of Beginning and containing 3,850 square feet, or 0.089 acres, more or less.

Being the same property conveyed to Harris Properties, LLC a Tennessee Limited Liability Company, by Quitclaim Deed from Harris Properties, LLC a Tennessee Limited Liability Company, of record in Instrument No. 20210209-0018300, in the Register's Office of Davidson County, Tennessee, dated February 08, 2021 and recorded on February 09, 2021.

Being part of the same property conveyed to Harris Properties, LLC, by Warranty Deed from Music City Holdings, LLC a Texas limited liability company, of record in Instrument No. 20201008-0117017, in the Register's Office of Davidson County, Tennessee, dated September 24, 2020 and recorded on October 08, 2020.

This conveyance is made subject to:

1. 2022 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.
4. Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: 081 11 0 616.00
5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D T McGavock and Others Addition, as recorded in Plat Book 21, Page(s) 41.
6. Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20210825-0114922
7. Easement recorded in Instrument No. 20220112-0003925.