BOX #14

G#35859-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 854022 DEEDWARR
05/12/2022 09:25:07 AM 2 pgs
Fees: $13.00 Taxes: $1,499.41
20220512-0054460

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$405,245.00.**

Affiant

Subscribed and sworn to before me, this the 11th day of May, 2022.

Notary Public

My commission expires: 5/9/2026
(AFFIX SEAL)

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John T. Cook and Shelly G. Cook	**"New Owners"**	**105 14 0 C 601 00 CO**
206 Deerfield Lane		
Franklin, TN 37069		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Joseph Drew, an unmarried man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John T. Cook and Shelly G. Cook, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 601 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Joseph Drew, an unmarried man, by Warranty Deed dated December 18, 2019, from Jeffrey M. DiNapoli and Andrea DiNapoli, husband and wife, of record in Instrument No. 20191223-0132530, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibit "E" to the Master Deed of record in Instrument No. 20070917-0110745, said Register's Office;

2) All matters shown on the Plan of record in Book 21, Page 78, Register's Office for Davidson County, Tennessee;

3) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the

administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Park at Melrose Condominiums, of record under Instrument No. 20070917-0110745 and By-Laws appended thereto, Register's Office for Davidson County, Tennessee;

4) Declaration of Covenants, Conditions and Restrictions for The Master Regime of The Park at Melrose, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070525-0062832, Register's Office for Davidson County, Tennessee;

5) Charter of Melrose Park Master Corporation, of record in Instrument No. 20070703-0079125, Register's Office for Davidson County, Tennessee;

6) Memorandum of Lease to Web Service Company, Inc., of record in Book 10584, Page 149, Register's Office for Davidson County, Tennessee;

7) Cable Television Easement and Maintenance Agreement of record in Instrument No. 20000418-0038819, Register's Office for Davidson County, Tennessee;

8) Storm-Water Detention Agreement of record in Instrument No. 20060623-0075219, Register's Office for Davidson County, Tennessee;

9) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances in Instrument No. 20060623-0075251, Instrument No. 20060809-0098054 and in Instrument No. 20060809-0098082, Register's Office for Davidson County, Tennessee;

10) Charter of The Park at Melrose Condominium Owners Association, Inc., of record in Instrument No. 20070925-0114302, said Register's Office; and,

11) Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.

This is improved property, known as: **2310 Elliott Avenue #601, Nashville, TN 37204**.

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 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 heirs 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 my/our hand(s) this **11th** day of **May, 2022.**

Joseph Drew

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Joseph Drew,** the within named seller, 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.

Witness my hand and official seal at Nashville, Tennessee, this **11th** day of **May, 2022.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON