Karen Johnson Davidson County
Batch# 869499 DEEDWARR
06/10/2022 11:09:23 AM 2 pgs
Fees: $13.00 Taxes: $2,364.30
20220610-0066335

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 THE 6th day of June, 2022.

Notary Public
MY COMMISSION EXPIRES: 03/07/2023
File No. G22-16153

WILLIAM E. GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Patrick Cook and Sara Cook (NAME)	New Owner (NAME)	116-08-0-100
3814 Dartmouth Ave (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Carrie A. Sharbel Turner, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick Cook and Sara 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:

Land in Davidson County, Tennessee, being Lot No. 14 and the westerly part of Lot No. 15 of Block "A" on the plan of WOODMONT LANE HOMESITES, as shown by plat of record in Plat Book I 130, Page 13, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning on the northerly margin of Dartmouth Lane, at the common corner of Lots 13 & 14, thence with the northerly side of said Lane, eastwardly 97.2 feet to a point in the center line of a rock drain; thence with the center line of said drain, north 32 degrees east 10 feet and north 20 degrees east 152 feet to the dividing line between Lot Nos. 15 and 16; thence leaving said drain and with said dividing line north 1 degree 15 minutes east 27.5 feet, to a stake at the common corner of Lot Nos. 7, 8, 15, and 16; thence with the line between Lot Nos. 8, 9, 14 and 15, westwardly 150 feet to the north west corner of Lot No. 14; thence with the line between Lot Nos. 13 and 14, southwardly 180 feet to the beginning.

Being the same property conveyed to Carrie A. Sharbel by Quitclaim Deed dated March 6, 2013, recorded June 27, 2013, in Instrument Number 20130627-0066284, in the Register's Office of Davidson County, Tennessee.

The said Carrie A. Sharbel is now married and is now known Carrie A. Sharbel Turner.
This is not the marital residence of Carrie A. Sharbel Turner.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-7-22-3814

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3814 Dartmouth Avenue, Nashville, TN 37215.

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, their heirs and assigns, forever, and we do covenant with 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. 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 my/our hand(s) this 6th day of June, 2022.

Carrie A. Sharbel Turner

Carrie A. Sharbel Turner

STATE OF Georgia
COUNTY OF CHATHAM

On this 6th day of June, 2022, before me personally appeared Carrie A. Sharbel Turner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of June, 2022.

Brianne J. Schonfeld

Notary Signature
My commission expires:

BRIANNE J. SCHONFELD NOTARY PUBLIC CHATHAM COUNTY EXPIRES GEORGIA Jan. 26, 2024

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066