Karen Johnson Davidson County
Batch# 881575 DEEDWARR
06/30/2022 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,983.20
20220630-0075742

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220641348**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $536,000.00. Affiant Subscribed and sworn to before me, this 24th day of June, 2022. Notary Public My Commission Expires: JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 6, 2023

WARRANTY DEED

Address New Owner: Julia Reynolds Thompson and Ashley Danley Thompson 1416 Dugger Dr. Nashville TN 37206	Send Tax Bills To: ~~New Owner~~ W Truist Bank 1001 Semmes Avenue Richmond, VA 23224	Tax Information: Tax Parcel ID No. 083 04 0 033.00

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, **Jason Cook and Sarah Cook, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julia Reynolds Thompson and Ashley Danley Thompson, husband and wife**, ("Grantees"), their 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. 36 and the Northerly 10 feet of Lot No. 35 on the Map of Dugger Heights, No. Two as of record in Book 1424, Page 135, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Jason Cook and Sarah Cook, husband and wife, by Warranty Deed from Kim M. Fowler, unmarried, of record in Instrument No. 20170519-0049761, in the Register's Office for Davidson County, Tennessee, dated May 17, 2017 and recorded on May 19, 2017.

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 for the year 2022 and thereafter, 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 Dugger Heights No. Two, as recorded in Plat Book 1424, Page(s) 135.

This is improved property located at 1416 Dugger Dr. Nashville TN 37206

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 22nd day of June, 2022.

Jason Cook

Sarah Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason Cook and Sarah Cook, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2022.

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023

Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 06/29/2022 ____ (date of document).

Affiant Signature

06/29/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 29 day of June, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025