Karen Johnson Davidson County
Batch# 919956 DEEDWARR
09/21/2022 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $362.60
20220921-0105052

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $98,000.00.

Tiffany Rooker
Affiant

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 16th day of September, 2022.

Notary Public
My Commission Expires: 10/2/2023

2022-435

Address of New Owner:	Send Tax Bills to:	Tax Information:
Carl Cook and Darbie Cook	New Owners	
4031 Lafayette Avenue		063-08-0-089-00
Old Hickory, TN, 37138		

WARRANTY DEED

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 hereby acknowledged, we

Frances Shannon and Thomas Leon Shannon, wife and husband,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Carl Cook and Darbie Cook, husband and wife, as joint tenants with full rights of survivorship,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Lying and being in the County of Davidson, State of Tennessee:

Being Lots #22 and #24 of Block A-2 on the map of Hadley's Bend City of record at Page 120, Book 421, in the Register's Office of Davidson County, said Lots fronting on the Westerly side of LaFayette and running back between parallel lines 150 feet to an alley.

Being the same property conveyed to Leon W. Shannon by Warranty Deed from R/S Financial Corporation, a Pennsylvania Corporation of record in Book 5482, Page 972, Register's Office for Davidson County, Tennessee, dated June 27, 1979 and recorded on August 16, 1979.

Said Leon W. Shannon became deceased May 27, 2015, survived by Francis Shannon and Thomas Leon Shannon, filed for Probate in Docket No. 15P1178 Chancery Court of Davidson County, Tennessee.

Affidavit of Heirship of record in Instrument No. 20220701-0076650, and Instrument No. 20151215-0125890, said register's office.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4031 Lafayette Avenue, Old Hickory, TN 37138.**

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. 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 our hands this 16th day of September, 2022.

~~Francis~~ Shannon
Frances FS

Thomas Leon Shannon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Frances RJA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Francis~~ Shannon and Thomas Leon Shannon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of September, 2022.

Notary Public – Ryan J. Alspaugh
My Commission Expires: 09/20/2025

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 9/16/2022.

D. Shayne Adair

9/19/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 19 day of September 2022.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026