Karen Johnson Davidson County
Batch# 950815 DEEDWARR
12/13/2022 09:49:58 AM 2 pgs
Fees: $13.00 Taxes: $9,435.00
20221213-0129181

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,550,000.00

Beth Cooke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Logan E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Cooke and Beth Cooke	NEW OWNER	
(NAME) 865 Hillhaven Court	(NAME)	160-06-0-037.00
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **GILCO-WOODWELL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DENNIS CHARLES COOKE AND BETH ELAINE COOKE, TRUSTEES OF THE COOKE LIVING TRUST , U/A DATED OCTOBER 28, 2017,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 203 on the plan of Oak Hill Estates, Section 2 of record in Book 4460, Page 36-38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gilco-Woodwell Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from M. Lee Barrett, Jr., Executor to the Estate of Rachel S. Barrett and as Successor Trustee of the Malcolm L. Barrett, Sr., and Rachel S. Barrett Trust, dated May 30, 1996, of record in Instrument No. 20100914-0073138 Register's Office for Davidson County, Tennessee, dated September 10, 2010.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 865 Hillhaven Court, Nashville, TN 37220 (unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GVRES 22865

Witness my hand this 8th day of December, 2022.

GILCO-WOODWELL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____ Corp

KENNETH J. WOODARD, CHIEF MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared Kenneth J. Woodward, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Chief Manager for Gilco-Woodwell Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he is the Chief Manager of executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Chief Manager.

Witness my hand and official seal this 8th day of December, 2022.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

_____
Notary Public