Karen Johnson Davidson County
Batch# 961925 DEEDWARR
01/18/2023 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,173.75
20230118-0004025

# WARRANTY DEED

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $587,500.00.

Affiant

Subscribed and sworn to before me, this the 17th day of January, 2023.

Notary Public

My commission expires: 10/2/23
(AFFIX SEAL)

**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 |
|---|---|---|
| **Hutt Cooke**<br>**Callie Cooke** | GMFS, LLC c/o Specialized Loan Servicing | **Map 102-08-0 Parcel 027.00** |
| **830 Russleo Drive** | P.O. Box 60535 | |
| **Nashville, TN 37209** | City of Industry CA 91716-0535 | |

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, WE,

**James R. Whittington, married**

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

**Finley Hutt Cooke and Callie G Cooke, 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. 19, on the plan of Horton Heights, Section IV, as shown on plat of record in Plat Book 1835, page 129, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

**BEING the same property conveyed to James R. Whittington, an unmarried man, and James D. Whittington, a married man, by Warranty Deed dated May 2, 2014, from Sonnie E. Potts and wife, Virginia S. Potts, of record in Instrument No. 20140505-0037782, Register's Office of Davidson County, Tennessee, as corrected by Scrivener's Affidavit, of record in Instrument No. 20230111-0002263, said Register's Office, and further conveyed to James R. Whittington, by Quitclaim Deed dated October 28, 2016, from James D. Whittington, of record in instrument No. 20161213-0130517, Register's Office of Davidson County, Tennessee.**

**BEING the same property conveyed to James R. Whittington, a married man, by Quitclaim Deed dated January 10, 2023, from James D. Whittington, a married man, of record in instrument No. ____20230118004024_____, Register's Office of Davidson County, Tennessee.**

**Lissa Garner Whittington, spouse of the above named James R. Whittington, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.**

**Conveyance of the above described is subject to the following: 1) The Plan of record in Book 1835, Page 129, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by the Grantee.**

This is improved (__X__) Unimproved (____) property, known as **830 Russleo Drive, Nashville, TN 37209**

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 **17th** day of **January, 2023.**

**James R. Whittington**

**Lissa Garner Whittington**

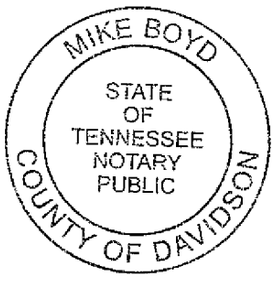
**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **James R. Whittington and Lissa Garner Whittington,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **January, 2023.**

**Notary Public**

**My Commission Expires:** 5/9/2026



TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 1/17/23

GEORGE E. MUDTER, JR.
Dated 1/17/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 1/17/23
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

