THIS INSTRUMENT PREPARED BY:
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RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2023-30

Karen Johnson Davidson County
Batch# 962363 DEEDWARR
01/19/2023 09:58:11 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20230119-0004331

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIVE THOUSAND AND 00/100 DOLLARS ($205,000.00) cash in hand paid, the receipt of which is hereby acknowledged, MICHAEL MUSTELL AND MELISSA MUSTELL (ALSO KNOWN AS MELLISSA MUSTELL), HUSBAND AND WIFE, ("the Grantors") have this day bargained and sold, and by these presents do transfer and convey unto TODD COOK AND WIFE, ALICIA COOK, their successors, heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Building 48, Unit No. 268 of PEPPERTREE-CREEKSIDE MEADOWS CONDOMINIUMS, a Horizontal Property Regime with Private Elements, established pursuant to the Master Deed establishing PEPPERTREE-CREEKSIDE MEADOWS CONDOMINIUMS, a Horizontal Property Regime, of record in Book 4834, Page 257, as amended in Book 4984, Page 174; Book 5045, Page 800; Book 5086, Page 80; Book 5259, Page 5; Book 6237, Page 644; Book 6535, Page 724; Book 6535, Page 724, Book 6874, Page 354 and Book 7610, Page 973, in the Register's office for Davidson County, Tennessee, and in Plat Book 4675, Pages 128-130; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Michael Mustell and Melissa Mustell, husband and wife, by Warranty Deed from Samuel K. Farmer, unmarried, dated April 12, 2019 of record in Instrument Number 20190415-0034186, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters shown on plat of record in Book 4675, Page 128-130, in the Register's Office of Davidson County, Tennessee.

2. Master Deed of record in Book 4834, Page 257, Amendment of record in Book 4984, Page 174, Amendment Book 5045, Page 800, Amendment of record in Book 5086, Page 80, Amendment to Master Deed and By-Laws of record in Book 5259, Page 5, Amendment of record in Book 6237, Page 644, Amendment of record in Book 6535, Page 724, Amendment of record in Book 6874, Page 354, Amendment of record in Book 7610, Page 973, all in the Register's Office of Davidson County, Tennessee.

3. Easement in favor of Comcast of record in Instrument Number 20140902-0079894, in the Register's Office of Davidson County, Tennessee.

4. Charter of record in Book 4836, Page 610, in the Register's Office of Davidson County, Tennessee.

5. Condo Owners Association for Peppertree Creekside Meadows.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantees, and the Grantees' successors, heirs and assigns, forever. And the Grantors covenant with the Grantees, that the Grantors are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the

exception of real property taxes for the tax year 2023 and as otherwise set forth herein. And the Grantors further covenant and bind the Grantors and the Grantors' successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantees and the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 17th day of January, 2023.

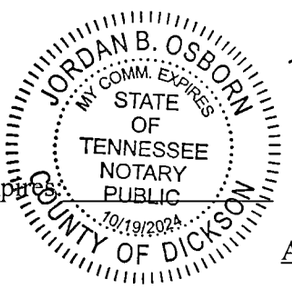
MICHAEL MUSTELL

MELISSA MUSTELL

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 8th day of February, 2023, before me personally appeared MICHAEL MUSTELL and MELISSA MUSTELL, 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 and official seal at office in said County this 17th day of January, 2023



NOTARY PUBLIC

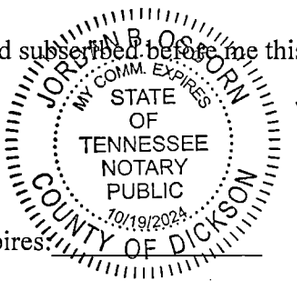
My commission expires:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $205,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 17th day of January, 2023.



NOTARY PUBLIC

My commission expires:

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Map & Parcel No: 142 06 0B 268.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
TODD COOK and ALICIA COOK
810 Bellevue Rd #268
Nashville, TN 37221