Karen Johnson Davidson County
Batch# 971046 DEEDWARR
02/15/2023 12:38:56 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20230215-0011025

Prepared By & Return To:
Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-23-222

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 day of February, 2023

Notary Public

Commission Expires: 7/6/26

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shelby Geist 2112 Mullen Circle Nashville, TN 37217	Mutual of Omaha Mortgage 3131 Camino Del Rio North Ste 1100 San Diego, CA 92108	149-01-0A-033.00-CO

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, I/WE,

Allie Cook fka Allie L. Moening and Edwin Robert Cook, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shelby Geist, a married woman

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. 33 on the Plan of Phase II, Mullen Valley of record in Plat Book 6250, Page 477, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Allie L. Moening, an unmarried woman, and Edwin Robert Cook, an unmarried man, as joint tenants with full rights of survivorship, by Warranty Deed from Elvira Vasquez, a married woman, of record in Instrument No. 20211027-0144161, Register's Office for Davidson County, Tennessee, dated October 22, 2021 and recorded on October 27, 2021. The said Allie L. Moening now known as Allie Cook and Edwin Robert Cook, wife and husband.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2112 Mullen Circle, Nashville, TN 37217

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 so 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.

Dated this the 9th day of February, 2023.

Allie Cook

Edwin Robert Cook

STATE OF Illinois
COUNTY OF Cook

On this 9th day of February, 2023, before me personally appeared Allie Cook and Edwin Robert Cook, 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, at office, this 9th day of February, 2023.

Notary Signature
My commission expires: 11-22-2024

MARIA I MARTINEZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 22, 2024