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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 230645100** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $330,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 18th day of July, 2023<br><br>Notary Public<br>My Commission Expires 07/09/24 |

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>James and Meg Investments, LLC<br>2307 Stockwood Trail<br>Thompsons Station, TN 37179 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No<br>051 10 0 018 00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William J. Haynes, III, Trustee of The Everett L. Cook and Geraldine M. Cook Revocable Living Trust dated December 30th, 1994** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James and Meg Investments, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows·

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Oakland Acres Addition, as of record in Plat Book 2854, Page 141, Register's Office for said County.

Said lot No. 6 fronts 140 0 feet on the Northerly side of Oakland Drive and extends back between parallel lines, 311 6 feet to a dead line.

Being the same property conveyed to The Everett L Cook and Geraldine M Cook Revocable Living Trust, by Quit Claim Deed from Everett L Cook and Geraldine M. Cook, of record in Book 9578, Page 225, in the Register's Office of Davidson County, Tennessee, dated January 24, 1995 and recorded on January 25, 1995.

Being the same property conveyed to Everett L Cook and wife, Geraldine M. Cook, by Warranty Deed from Joseph C. Haigler, Jr and wife, Mellvona E Haigler, of record in Book 3818, Page 690, in the Register's Office of Davidson County, Tennessee, dated October 1, 1964 and recorded on October 5, 1964

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Oakland Acres Addition, as recorded in Plat Book 2854, Page(s) 141

This is improved property located at 608 Oakland Drive Nashville TN 37115

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

Karen Johnson Davidson County
Batch# 1030270 **DEEDWARR**
07/25/2023 10 41 04 AM 2 pgs
Fees $13 00 Taxes $1,221 00

20230725-0057228

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-SR-23-608

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 18th day of July, 2023

The Everett L. Cook and Geraldine M. Cook Revocable Living Trust

William J. Haynes, III -Trustee

By William J. Haynes, III

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William J Haynes, III, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of The Everett L Cook and Geraldine M. Cook Revocable Living Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of July, 2023

Notary Public

My Commission Expires. _____

CHAD I PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024