Karen Johnson Davidson County
Batch# 1041126 DEEDWARR
08/22/2023 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20230822-0065495

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 1.19.25

(AFFIX SEAL)

MONTGOMERY COUNTY ★ KATHERINE R. ROBERTS ★ STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Champery Real Estate 2015, LLC	Champery Real Estate 2015, LLC	084-07-0-043.00
(NAME)	(NAME)	
2015 Manhattan Beach Blvd	2015 Manhattan Beach Blvd	
(ADDRESS)	(ADDRESS)	
Redondo Beach, CA 90278	Redondo Beach, CA 90278	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Janet G. Cook, an unmarried woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Champery Real Estate 2015, LLC, a California Limited Liability Company**, hereinafter called the GRANTEE(S), his/her/their 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. 105 on the Plan of Sunny Acres, Section III, of record in Book 2663, Page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Harold R. Cook and wife, Janet G. Cook by Warranty Deed from William L. Miller and wife, Wilma S. Miller, dated 05/04/1966, of record in Book 4013, Page 503, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The H&J Cook Family Partnership, LP by Quitclaim Deed from Harold R. Cook and Janet G. Cook, dated 04/10/2001, of record in Instrument 20010411-0035644, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harold R. Cook and wife, Janet G. Cook by Quitclaim Deed from The H&J Cook Family Partnership, LP, a Tennessee Limited Partnership, dated 09/10/2007, of record in Instrument 20071005-0118921, Register's Office for Davidson County, Tennessee.

The said Harold R. Cook died on 03/11/2021, leaving the said Janet G. Cook the sole surviving tenant by the entirety.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2749 Windemere Drive, Nashville, TN 37214
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 21st day of August, 2023.

Janet G. Cook

Janet G. Cook

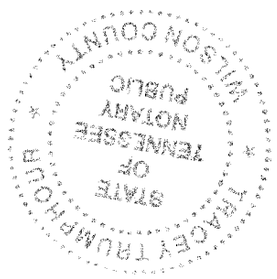
State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Janet G. Cook**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of August, 2023.

Notary Public

My Commission Expires: 3.8.2025



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202308220065495

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Brittney Clark, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/21/2023 (date of document).

Brittney Clark
Affiant Signature

08/22/2023
Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 22nd day of August, 2023.

Notary Signature

My Commission Expires: 1-14-26
Notary Seal

