Karen Johnson Davidson County
Batch# 1045547 DEEDWARR
09/01/2023 12 15 59 PM 2 pgs
Fees $13 00 Taxes $1,147 00
20230901-0068823

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230845587**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $310,000 00. Affiant Subscribed and sworn to before me, this 31st day of August, 2023 Notary Public My Commission Expires. 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Don Cook 440 Flintlock Court Nashville TN 37217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 135 16 0B 020.00

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, **Teresa Lawson, Trustee for the Teresa Lawson Revocable Trust dated July 23, 2002** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Don Cook and Charmaine Cook, husband and wife**, ("Grantees"), their 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 Unit No. 20 on the plan of Horizontal Property Regime Private Element Plat of Woodridge at Nashboro Village, Nashboro Village - Tract 11 of record in Instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Teresa Lawson, Trustee, for the Teresa Lawson Revocable Trust dated July 23, 2002, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20050726-0086555, in the Register's Office of Davidson County, Tennessee, dated July 15, 2005 and recorded on July 26, 2005.

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.

Taxes for the year 2023 and thereafter, not yet due and payable.

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 Horizontal Property Regime Private Element Plat of Woodridge at Nashboro Village, Nashboro Village - Tract 11, as recorded in Instrument No. 20021120-0143949

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Tract #11 of Nashboro Village, as recorded in Plat Book 4660, Page 157.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4827, Page 14, supplemented in Book 7751, Page 907.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20021104-0134724, amended in Instrument No. 20030610-0080281 and Instrument No. 20050520-0056888.

Easement for Overhead Line, recorded in Book 4821, Page 105 and Book 4821, Page 111.

Easement recorded in Book 10110, Page 854 and Instrument No 20180611-0055675.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020820-0100403.

Design Standards for Nashboro Village Tract 11 recorded in Instrument No. 20020507-0056331.

This is improved property located at 440 Flintlock Court Nashville TN 37217

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.

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 31st day of August, 2023.

Teresa Lawson Revocable Trust dated July 23, 2002

BY: Teresa Lawson, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Teresa Lawson, Trustee for the Teresa Lawson Revocable Trust dated July 23, 2002, 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, at office, this 31st day of August, 2023

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
Nov 22, 2025