Karen Johnson Davidson County
Batch# 1060017 DEEDWARR
10/12/2023 12 31 33 PM 2 pgs
Fees $13.00 Taxes $2,127 50
20231012-0080027

# WARRANTY DEED

THIS INDENTURE, made and entered into as of the **10th day of October, 2023**, by and between **Brian Neihoff and wife, Lee Ellen Stanley**, party of the first part, and **Cayla ~~G~~ Gene Cook, an unmarried person,** party of the second part,

**WITNESSETH**: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of ~~Shelby~~ Davidson State of **Tennessee:**

**Lot 1289, the Plan of Charlotte Park, Section 17, as shown on plat of record in Plat Book 3600, Page 21 & 22, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to the party of the first part by Warranty Deed of record at Instrument Number 202205190057901 in the Register's Office of ~~Shelby~~ Davidson County, Tennessee.**

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT

**Subdivision Restrictions, Building Lines and Easements of record in Plat Book 3600, Pages 21 and 22; Declaration of Covenants, Conditions and Restrictions in Book 2593, Page 566 all in the aforesaid Register's Office; and 2024 Davidson County real estate taxes, which the party of the second part hereby assumes and agrees to pay;**

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Brian Neihoff
**Brian Neihoff**

Lee Ellen Stanley
**Lee Ellen Stanley**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-P-23-519

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brian Neihoff and Lee Ellen Stanley** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

WITNESS my hand and ~~Notarial~~ Seal at office this 9th **day of October, 2023.**

MICHELLE C TOMPKINS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. MARCH 18, 2025

Michelle C Tompkins
Notary Public

My Commission expires:

**********

**(FOR RECORDING DATA ONLY)**

Property Address:
519 Continental Dr.
Nashville, TN 37209

Property Owner:
Cayla G. Cook
519 Continental Dr.
Nashville, TN 37209

Ward, Block & Parcel Number:
102-030-065.00

Mail tax bills to:
Cayla G. Cook
519 Continental Dr.
Nashville, TN 37209

This instrument prepared by:
Stanley & Rainey, P.C.
7515 Corporate Centre Drive
Germantown, TN 38138

Stanley & Rainey, P.C.#: 20230642

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $575,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 10th day of October, 2023.

Dana Delworth
Notary Public

My Commission Expires: 7/9/24

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