Karen Johnson Davidson County
Batch# 1073965 DEEDWARR
11/21/2023 10:07:01 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20231121-0090503

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 231046125

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or v[illegible]
for this transfer is: $195,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of November, 2023.

Notary Public
My Commission Expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jesse McCarthy 4031 Lafayette Avenue Nashville TN 37138	New Owner	Tax Parcel ID No. 063 08 0 089.00

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, **Carl Cook and Darbie Cook, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jesse McCarthy, a single man, and Cynthia McCarthy, a married woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lots #22 and #24 of Block A-2 on the map of Hadley's Bend City of record at Book 421, Page 120, in the Register's Office of Davidson County, said Lots fronting on the Westerly side of LaFayette and running back between parallel lines 150 feet to an alley.

Being the same property conveyed to Carl Cook and Darbie Cook, husband and wife, as joint tenants with full rights of survivorship, by Warranty Deed from Frances Shannon and Thomas Leon Shannon, wife and husband, of record in Instrument No. 20220921-0105052, in the Register's Office for Davidson County, Tennessee, dated September 16, 2022 and recorded on September 21, 2022.

Being the same property conveyed to Leon W. Shannon, by Deed from R/S Financial Corporation, a Pennsylvania corporation, of record in Book 5482, Page 972, in the Register's Office for Davidson County, Tennessee, dated June 27, 1979 and recorded on August 16, 1979. The said Leon W. Shannon is deceased as of May 27, 2015. Pursuant to Affidavits of Heirship of record in Instrument Nos. 20220701-0076650 and 20151215-0125890, said Register's Office, Francis Shannon and Thomas Leon Shannon are the sole heirs-at-law of Leon W. Shannon. Francis Shannon is also known as Frances Shannon.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hadley's Bend City, as recorded in Plat Book 421, Page(s) 120.
No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 4031 Lafayette Avenue Nashville TN 37138

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 17th day of November, 2023.

Carl Cook by Ryan Dieck Attorney-in-fact
Carl Cook by Ryan Dieck, Attorney-in-Fact

Darbie Cook by Ryan Dieck Attorney-in-fact
Darbie Cook by Ryan Dieck, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Carl Cook and Darbie Cook and that he is authorized by Carl Cook and Darbie Cook to execute this instrument on their behalf.

Witness my hand, at office, this 17th day of November, 2023.

Notary Public
My Commission Expires: _____

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024