Karen Johnson Davidson County
Batch# 1089960 DEEDWARR
01/09/2024 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20240109-0001866



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of January, 2024.

Notary Public

My commission expires: 10/30/24

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Emma Pulley	PennyMac Loan Services, LLC	142-06-0A-230.00-CO
810 Bellevue Road #230	3043 Townsgate Rd. Ste. 200	
Nashville, TN 37221	Westlake Village, CA 91361	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Zachary J. Cook and Kelly Cook, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Emma Pulley, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being all of Unit No. 230, Building 36 and Garage No. 2 on the Plan of "Peppertree" - Creekside Meadows Condominiums, as shown by plat appearing of record in Plat Book 4675, Pages 128, 129 and 130, of the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Zachary J. Cook by Warranty Deed from James J. Beihoffer and wife, Lauren A. Beihoffer of record in Instrument No. 20060123-0008702 Register's Office for Davidson County, Tennessee, dated January 12, 2006 and recorded on January 23, 2006. Kelly Cook joins in the execution of this instrument to convey any interest the she may have in the subject property particularly any marital interest.

This is improved property known as **810 Bellevue Road #230, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 4th day of **January, 2024.**

Zachary J. Cook

Kelly Cook

STATE OF WA
COUNTY OF Whatcom

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Zachary J. Cook and Kelly Cook, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 4th day of January, 2024.

Notary Public
My Commission Expires: 08/28/2025

LTC File No. 23-000344-626

ROSEMILDA L ALVARADO
Notary Public
State of Washington
Commission # 194257
My Comm. Expires Aug 28, 2025

Certificate of Authenticity

I, Kinkra Spann, 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 01/04/2024.

Date

Affiant Signature

01/08/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of January, 20 24.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY