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

CRT File No. 240146711

Karen Johnson Davidson County
Batch # 1096713 DEEDWARR
02/01/2024 10:37:29 AM 2 pgs
Fees: $13.00 Taxes: $817.70
20240201-0007100

Prepare
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $221,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of January, 2024.

Notary Public
My Commission Expires: _____

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Casey M. Cook and Melissa G. Cook 103 Laura Drive Old Hickory TN 37138	New Owner 1104 Lorme Ct. Brentwood, TN 37027	Tax Parcel ID No. 063 04 0 033.00

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, **James H. Cook and Glenna R. Cook, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Casey M. Cook and Melissa G. Cook, husband and wife**, ("Grantees"), its successors, 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 Lot No. 4, on the Plan of "Laurel Heights" Subdivision, Block "A", of record in Plat Book 3600, Page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James H. Cook and Glenna R. Cook, husband and wife, by Quitclaim Deed from John B. Robert, Jr, unmarried, of record in Instrument No. 20050401-0035452, in the Register's Office of Davidson County, Tennessee, dated April 01, 2005 and recorded on April 01, 2005.

Being the same property conveyed to Lela M. Roberts and John B. Roberts, Jr., a Joint tenancy with right of survivorship, by Quitclaim Deed from Richard A. Northcutt, Trustee and also conveyed from Lela M. Roberts, of record in Book 10843, Page 825, in the Register's Office of Davidson County, Tennessee, dated March 11, 1998 and recorded on March 18, 1998. The said Lela M. Roberts died on 2002, leaving John B. Roberts, Jr. as surviving tenant.

Being the same property conveyed to Lela M. Roberts, by Warranty Deed from Harold E. Anderson and Wife, Georgie A. Anderson, of record in Book 7003, Page 742, in the Register's Office of Davidson County, Tennessee, dated October 03, 1986 and recorded on October 08, 1986.

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.

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 "Laurel Heights" Subdivision, as recorded in Plat Book 3600, Page(s) 44.

This is improved property located at 103 Laura Drive Old Hickory 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 31st day of January, 2024.

James H. Cook

Glenna R. Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James H. Cook and Glenna R. Cook, 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 January, 2024.

Notary Public

My Commission Expires: _____

