Karen Johnson Davidson County
Batch# 1102104 DEEDWARR
02/16/2024 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20240216-0010960

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of February, 2024.

Notary Public:
My Commission Expires: 9/27/26

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Morton Dental Group, LLC 120 Goodview Way, Ste. B Gallatin, TN 37066	New Owner	160-14-0E-002.00 CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Gary W. Cockrell, an unmarried man**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Morton Dental Group, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit B of Brentwood Professional Plaza Condominium, a Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Brentwood Professional Plaza Condominium of record in Instrument No. 200004140037752, as re-recorded in Instrument No. 200005100047310, and as amended in Instrument No. 200004240040108, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Brentwood Professional Plaza Condominium, as shown on plat entitled First Revision, Condominium Plat, Resubdivision of Lot C-1 Brentwood Highlands, Section 1, of record in Instrument No. 200005100047307, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete identification and description of such Unit.

BEING the same property conveyed to Gary W. Cockrell, by Quitclaim Deed from Sharron K. Cockrell, dated 7/30/2012 and recorded 8/2/2012 in Instrument No. 20120802-0068628; and being the same property previously conveyed to Gary W. Cockrell and wife, Sharron K. Cockrell, by Quitclaim Deed from Gary W. Cockrell, married, dated 4/18/2008 and recorded 5/5/2008 in Instrument No. 20080505-0046154; and being the same property previously conveyed to Gary W. Cockrell, by Quitclaim Deed from Brentwood Professional Plaza, a Tennessee general partnership, dated 4/20/2000 and recorded 4/24/2000 in Instrument No. 200004240040109, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

All existing easements and all matters shown on plat of record in Plat Book 4660, Page 110 and Instrument No. 200005100047307, Register's Office of Davidson County, Tennessee.

All matters contained in Master Deed and By-Laws recorded in Instrument No. 200004140037752, as re-recorded in Instrument No. 200005100047310, and as amended in Instrument No. 200004240040108, Register's Office of Davidson County, Tennessee.

This property is a part of a Condominium Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX_) improved (____) unimproved property, known as: 785 Old Hickory Blvd. Suite 101, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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.

Witness my/our hand(s) this the 15th day of February, 2024.

Gary W. Cockrell

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Gary W. Cockrell, 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.

Witness my hand and official seal, this 15th day of February, 2024.

Commission Expires:
9/27/26

Notary Public:

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, **Brenda Huntsman**, 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 2/15/24.

Date

Brenda Huntsman

Affiant Signature

2/16/24

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of February, 2024.

Notary's Signature

My Commission Expires: 7/2/24

Date

Notary's Seal (if on paper)

