THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TN) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $630.000.00 Affiant Subscribed and sworn to before me, this 25 day of September, 2024. Notary Public My Commission Expires:

PAMELA AUTRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-27-2027

PAMELA AUTRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-27-2027

Karen Johnson Davidson County
Batch# 1186532 DEEDWARR
09/25/2024 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20240925-0074491

WARRANTY DEED

Address New Owner: Charles Edward Cooke, Jr. and Molly Henderson Cooke 804 Neartop Drive Nashville, TN 37205	Send Tax Bills to: Renasant Bank 2001 Park Place, Suite 150 Birmingham, AL 35203	Tax Information: Tax Parcel ID No. 103 10 0 115.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN CHAMBERLIN AND ELLIE CHAMBERLIN, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CHARLES EDWARD COOKE, JR. AND MOLLY HENDERSON COOKE, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's 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. 22 on the plan of Brookside Courts, Section 3, Addition No. 4. of record in Book 2083, Page 25, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Leigh C. Counts, unmarried, by deed dated 01/06/2015. from LDK Holdings, LLC, of record in Instrument No. 20150109-0002624. Register's Office for said County. The said Leigh C. Counts having since married and now known as Leigh C. Eberle.

Being the same property conveyed to John Chamberlin and Ellie Chamberlin, husband and wife by Deed dated March 12, 2021 from Leigh C. Eberle f/k/a Leigh C. Counts, a married woman, recorded March 16, 2021, in Instrument Number 202103160034551, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **804 Neartop Drive, Nashville, TN 37205**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 25 day of September, 2024.

JOHN CHAMBERLIN

ELLIE CHAMBERLIN

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN CHAMBERLIN AND ELLIE CHAMBERLIN**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of September 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

True Copy Certification

I, **Pam Autry,** 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 this the 25 day of September, 2024.

Affiant Signature

Date 9/25/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25 day of September, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027