Karen Johnson Davidson County
Batch# 1198582 DEEDWARR
10/30/2024 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20241030-0083396

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/31/2026
(AFFIX SEAL)

MEGAN G. DEAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**THIS INSTRUMENT WAS PREPARED BY**
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Matthew Cooke | NEW OWNER | 172-01-0-A-022.00CO |
| (NAME) | (NAME) | |
| 26 Nickleby Ct. | | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **William Gray Stream and Melissa Stream Hempel, as tenants in common**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Matthew Cooke, a single man**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 22, on the plan of COPPERFIELD, REVISED, of record in Plat Book 6900, Pages 555-559, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to CS and Elizabeth Jane Anderson Family Living Trust dated November 16, 1991 by Warranty Deed dated 05/15/2008 from Gerald Lewis Johnson and wife, Edna Eloise Johnson of record in Instrument No. 20080527-0053494, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Clarence S. Johnson and wife, Elizabeth J. Anderson by Quitclaim Deed dated 10/02/2008 from CS Anderson and Elizabeth J. Anderson, Trustees of the CS and Elizabeth Jane Anderson Family Living Trust dated November 16, 1991 of record in Instrument No. 20081002-0100273, Register's Office for Davidson County, Tennessee. Elizabeth Jane Anderson died on October 31, 2011 leaving Clarence S. Anderson as the surviving tenant by the entirety. Clarence S. Anderson died testate on November 26, 2018 devising subject property equally to Melissa Stream Hempel and William Gray Stream and appointing Lisa Lynn Sutton as Executrix of his Estate as evidenced by the Last Will and Testament of Clarence S. Anderson filed under Docket No. 18P-2092, in the Probate Court Clerk's Office for Davidson County, Tennessee, a copy of which is filed of record in Instrument No. 20190503-0041352, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to William Gray Stream and Melissa Stream Hempel, as tenants in common, each with a one-half (½) undivided interest, by Executor's Deed dated 04/29/2019 from Lisa Lynn Sutton, Executor of the Estate of Clarence S. Anderson of record in Instrument No. 20190503-0041352, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Matters shown on plat of record in Plat Book 6900, Pages 555-559, Register's Office for Davidson County, Tennessee, Declaration of Covenants, Conditions and Restrictions for Copperfield of record in Book 7071, Page 482, as amended in Book 7208, Page 889 and Instrument No. 20191127-0122984, Register's Office for Davidson County, Tennessee, Charter of Copperfield HOA of record in Book 7200, Page 824, as amended in Book 7496, Page 162 and Book 7500, Page 941, Register's Office for Davidson County, Tennessee, Conveyance of common areas to the HOA of record in Book 7150, Page 358, Register's Office for Davidson County, Tennessee, Grants of Transmission Line Easements of record in Book 2437, Page 8 and Book 2438, Page 376, Register's Office for Davidson County, Tennessee, Deeds of Conveyance to Metro for water mains and sanitary sewer of record in Book 7593, Page 488 and Book 7593, Page 511, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 26 Nickleby Ct., Brentwood, TN 37027
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Effective the 25th day of October, 2024.

William Gray Stream

William Gray Stream by Melissa Stream Hempel, as Attorney-in-Fact

Melissa Stream Hempel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Melissa Stream Hempel, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for William Gray Stream pursuant to Power of Attorney of record in Instrument Number 202410300083395 and that she is authorized to execute this instrument on his behalf.

Witness my hand, at office, this 25th day of October, 2024.

Kimberly D Hicks

Notary Public
My Commission Expires: 1-21-26

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of October, 2024, before me personally appeared Melissa Stream Hempel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Kimberly D Hicks

Notary Public

My Commission Expires: 1-21-26

**RETURN TO:**
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

File No.: 2024-0938
Warranty Deed TN

# CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 25th day of October, 2024.

K. Thomas Sidwell
Date: 10/25/24

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 25th day of October, 2024.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

