WARRANTY DEED

Karen Johnson Davidson County
Batch# 1203024 DEEDWARR
11/08/2024 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $3,329.63
20241108-0087346

File #24-PA-4400-P

(SEAL)

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $899,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November. 2024.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hanna Chatfield and Robert F. Chatfield	New Owner	
(NAME) 4400 Glendale Sq	(NAME)	**131 08 0A 117.00**
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

LAUREN M. COOK AND BENJAMIN C. COOK, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

HANNA CHATFIELD AND ROBERT F. CHATFIELD,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 4400, GLENDALE SQUARE, A PLANNED RESIDENTIAL DEVELOPMENT, of record in Plat Book 4860, Page 6, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lauren M. Cook and Benjamin C. Cook, Wife and Husband, by Warranty Deed from Judson W. Shafer and Wife, Chloe T. Shafer, of record in Instrument No. 20140602-0046832, in the Register's Office of Davidson County, Tennessee, dated May 23, 2014, and recorded on June 02, 2014.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLENDALE SQUARE, A PLANNED RESIDENTIAL DEVELOPMENT, as recorded in Plat Book 4860, Page(s) 6.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing GLENDALE SQUARE Condominium of record in Book 4878, Page 805 as amended in Instrument No. 20040726-0089127; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 4400 Glendale Square, Nashville, TN 37204.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 8th day of November, 2024.

Lauren M. Cook

Benjamin C. Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of November, 2024, before me personally appeared Lauren M. Cook, 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's (or persons') free act and deed.

Witness my hand, at office, this 8th day of November, 2024.

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

On this 8th day of November, 2024, before me personally appeared Benjamin C. Cook, 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's (or persons') free act and deed.

Witness my hand, at office, this 8th day of November, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 November 8, 2024.

Date

Affiant Signature

November 8, 2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of November, 2024.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)