THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250149892**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me, this 24th day of February, 2025. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1240785 DEEDWARR
02/26/2025 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20250226-0014235

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

WARRANTY DEED

Address New Owner: Bryant Cary and Zachary Middleton 1204A Rosebank Ct Nashville TN 37206	Send Tax Bills To: Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	Tax Information: Tax Parcel ID No. 083-04-0Z-001.00-CO

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, **Andrew Cook, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryant Cary, an unmarried man and Zachary Middleton, an unmarried man, as joint tenants with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1204A of 1204 Rosebank Court Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1204 Rosebank Court Townhomes, a Horizontal Property Regime, of record in Instrument Number 20160527-0053517, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Andrew Cook, an unmarried man by Warranty Deed from Timothy Kelley, a married man of record in Instrument No. 20211007-0134841 Register's Office for Davidson County, Tennessee, dated October 04, 2021 and recorded on October 07, 2021.

Carlin Cook joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Andrew Cook.

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.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2133, Page 38, Register's Office for Davidson County, Tennessee.

Subject to all matters on the Plat attached as Exhibit C to the Declaration of Covenants, Conditions and Restrictions for 1204 Rosebank Court Townhomes, of record in Instrument No. 20160527-0053517 in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2144, Page 97 and Book 3827, Page 545, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160527-0053517, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter for 1204 Rosebank Court Townhomes of record in Instrument Number 20160607-0057487, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1204A Rosebank Ct Nashville TN 37206

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, Grantors warrant this instrument is effective as of the 24th day of February, 2025.

Andrew Cook

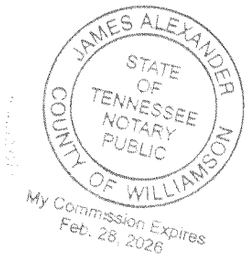
Carlin Cook

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew Cook and Carlin 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 21st day of February, 2025.

Notary Public
My Commission Expires: _____



True Copy Certification

I, **Tammy Carney,** 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 27 day of February, 2025.

Affiant Signature

Date 2-24-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24 day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

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