WARRANTY DEED

KARA L. WALL NOTARY PUBLIC TENNESSEE My Comm Exp. 05/09/2026 COUNTY OF DAVIDSON

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W-RA-25-343

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000 00

Allison Fisher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Allison Fisher	**Servis First Bank**	
(NAME)	(NAME)	**034-10-0-062 00**
343 Dinwiddie DRIVE	**2500 Woodcrest Place**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Birmingham, AL 35209**	
(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, **MARVIN COOK, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALLISON FISHER, AN UNMARRIED WOMAN,** 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

Described property located in Davidson County, Tennessee, to wit:

Lot Number 38, on the Plan of Stanley Heights as of record in Book 3300, Page 74, Register's Office for said County

Said Lot Number 38 fronts 60 feet on the northerly side of Dinwiddie Drive and runs back between parallel lines, 120 feet to a dead line

Being the same property conveyed to Marvin Cook by Cash Deed from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D C of record in Instrument No 20041026-0128863 Register's Office for Davidson County, Tennessee, dated October 22, 2004 and recorded on October 26, 2004 The herein described property is not now nor ever has been the principal place of residence of the grantor herein

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- All matters shown on the Plan of record in Plat Book 3300, Page 74, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 3405, Page 386, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

DR.

This is **improved** property known as **343 Dinwiddie, Madison, Tennessee 37115**

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

Karen Johnson Davidson County
Batch # 1245867 DEEDWARR
03/11/2025 02 04 18 PM 2 pgs
Fees $13 00 Taxes $1,054 50

20250311-0018416

Witness my/our hand(s) this the 7th DAY OF MARCH, 2025

Marvin Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARVIN COOK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 7th of March, 2025

Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212