WARRANTY DEED

Karen Johnson Davidson County
Batch# 1255796 DEEDWARR
04/02/2025 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,087.80
20250402-0025157

G-SRN-25-4116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,000.00.

Affiant Margarette Ann Dashiell

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 06-29-27

(AFFIX SEAL)

HELEN F MACKEY NOTARY PUBLIC TENNESSEE SUMNER COUNTY MY COMM EXPIRES 06-29-27

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)
Margarette Ann Dashiell	**Margarette Ann Dashiell**	
(NAME) **4116 Pepperwood Drive**	(NAME) **4116 Pepperwood Drive**	**165-13-0A-186.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Antioch, TN 37013**	
(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, **DARLENE JOAN COOKE, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARGARETTE ANN DASHIELL, A SINGLE 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:

Land in Davidson County, Tennessee, being Lot No. 380 on the Plan of Peppertree Forest Section 8 of record in Plat Book 7900, Page 652, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Janolyn Cooke, unmarried by Deed from Allen Earps and wife, Betty Earps of record in Book 9331, page 789, Register's Office for Davidson County, Tennessee, dated April 28, 1994 and recorded on May 03, 1994.

Said Janolyn Cooke (formerly Janolyn Joyce Frazier) died intestate on December 14, 2023, survived by three adult siblings: Darlene Joan Cooke, George E. Cooke, Jr., and Ilona K. Taylor, sole heirs at law. Reference is hereby made to the Affidavit of Heirship confirming the vesting of title after the death of Janolyn Joyce Frazier in Darlene Joan Cooke, George E. Cooke, Jr., and Ilona K. Taylor, recorded July 3, 2024, of record in Instrument No. 20240703-0050148, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to Darlene Joan Cooke by Quitclaim Deed from George E. Cooke, Jr and Ilona K. Taylor of record in Instrument No. 20240801-0058293 Register's Office for Davidson County, Tennessee, dated July 26, 2024 and recorded on August 01, 2024.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 652, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7982, Page 736, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8757, Page 607, as amended in Book 9287, Page 698 and Book 8703, Page 462 and Book 9157, Page 711 and Book 9455, Page 801 and Book 9004, Page 514, Register's Office for Davidson County, Tennessee.
- HOA Rules & Regulations for Parking Violations of record in Instrument Number 20190611-0055977, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8757, Page 623, in the Register's Office for Davidson County, Tennessee.
- Charter of Peppertree Forest Homeowners Association, Inc. of record in Book 8757, Page 639, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4116 Pepperwood Drive, Antioch, Tennessee 37013.**

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 18th DAY OF MARCH, 2025.

Darlene Joan Cooke

Darlene Joan Cooke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARLENE JOAN COOKE, 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 18th of March, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Title Geeks, LLC
211 S. 2nd Street #263
Clarksville, TN 37042

Tennessee Certification of Electronic Document

I, Nancy J Brown, 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 March 18, 2025

Nancy J Brown
Affiant Signature

3/25/2025
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 25 day of March, 2025.

LASHAE WHITLEY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Lashae N. Whitley
Notary's Signature

MY COMMISSION EXPIRE'S: 9-13-2028

NOTARY SEAL