Karen Johnson Davidson County
Batch# 1278348 DEEDWARR
05/28/2025 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20250528-0041696

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2025.

(Affix Seal) Notary Public

My Commission Expires: 3-3-2026

SARAH SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Barrett-P25-0093

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615)264-8727

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Daniel Barrett and Jennifer Barrett	**New owner**	49-181
3627 Whites Creek Pike	**Property**	
Nashville, TN 37207		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Steven D. Cook, a married man, Bobby W. Cook, a married man, and Lisa K. Cook, an unmarried woman, Heirs of Betty Sue Cook**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Daniel Barrett and Jennifer Barrett, husband and wife**, hereinafter called the Grantees, their heirs and assigns, that 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, described as being part of Tract # 3 on the plan of J. A. Williams Farm, not of record, and described according to survey made April 14, 1962 by James A. Hamilton, Jr. Surveyor as follows: Beginning at a point on the easterly margin of White's Creek Pike, said point being North 56 deg. 56' East 25.0 feet from a point in the center line of White's Creek Pike, said latter point being the southwest corner of the J. F. Perry parcel herein above referred to. Said point in the center line of White's Creek Pike is also being South 31 deg. 11' East 300.00 feet from the northwest corner of said tract Number 3; thence with the easterly margin of said White's Creek Pike, North 31 deg. 11' West 15.00 feet from and parallel to the southerly line of the Perry parcel; thence North 31 deg. 11' West 123.55 feet to an iron pin in the Perry's north line, being the northerly line of tract No. 3, J. A. Williams Farm, and also being the Burton's southerly line; thence with said northerly line of Tract No. 3, and Burton's southerly line, North 71 deg. 00' East 364.08 feet to an iron pin, the northeast corner of said Tract No. 3; thence with the easterly line of Tract 3, South 340.00 East 50.00 feet to an iron pin; thence South 56 deg. 56' West 984.79 feet to the point of beginning, containing 1.0 acre, more or less, Less and except any existing road right-of-ways.

Being the same property conveyed to James D. Cook and Betty Sue Cook, his wife by Warranty Deed from Mist State Homes Inc., dated April 23, 1975, and recorded June 5, 1975 in Book 4919, Page 3, Register's Office of Davidson County, Tennessee.

James D. Cook died January 19, 2012; leaving Betty Sue Cook as surviving tenant by the entirety.

Betty Sue Cook died on March 26, 2023.

Said property was not a marital residences of the heirs.

As set forth in the Petition for Administration of Estate in Case No. 2024P1443 in the Probate Court of Davidson County, Tennessee and in the Affidavit of Heirship of record in Book __*__ Page _*____, Register's Office for Davidson County, Tennessee, the Grantors herein are the sole heirs at law of Betty Sue Cook.

* 202505280041695

unimproved ☐
This is improved ☑ Property known as: **3627 Whites Creek Pike, Nashville, TN 37207**

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, the GRANTORS, 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 that 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.

Witness my/our hand(s) this 20 day of May, 2025

Steven D. Cook, Heir of Betty Sue Cook

Bobby W. Cook, Heir of Betty Sue Cook

Lisa K. Cook, Heir of Betty Sue Cook

STATE OF TN

County OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Steven D. Cook and Bobby W. Cook and Lisa K. 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 such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 20 day of May, 2025.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

Certificate of Authenticity

I, Emily Manno, 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 **5/20/25**.

Date

Emily Manno

Affiant Signature

5/20/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20** day of **May**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026