2

WARRANTY DEED

Karen Johnson
Batch # 1304390
08/01/2025 10 25 47 AM
Fees $18 00 Taxes $1,822 25

Davidson County
DEEDWARR
3 pgs

20250801-0061056

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $492,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

RETURN TO
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

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
Eric Haskins Lindell and Elisabeth Lindell	New Owner	
(NAME) **6845 Collinswood Drive**	(NAME)	**155-08-0C-177 00-CO**
(ADDRESS) **Nashville, TN 37221**	(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, **ELIZABETH COOK, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC HASKINS LINDELL AND ELISABETH LINDELL, HUSBAND AND WIFE,** 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 177, as shown on the map entitled Poplar Creek Estates, Phase II, of record in Plat Book 6900, Pages 339-347, as revised in Plat Book 7900, Pages 888-889, 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 awarded to Elizabeth Cook by Final Decree of Divorce in the Fouth Circuit Court for Davidson County, Tennessee at Nashville, Docket No. 24-D-1668 recorded simultaneously herewith of record in Instrument No 20250801-0061055 Register's Office for Davidson County, Tennessee

Being the same property conveyed to Elizabeth Cook and Stuart Cook, wife and husband by Warranty Deed from Jonathan Melvin and Selena Melvin, husband and wife of record in Instrument No 20220831-0098132 Register's Office for Davidson County, Tennessee, dated August 23, 2022 and recorded on August 31, 2022

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 6900, Page(s) 339 through 347, inclusive and amended in Book 7900, Page(s) 888 and 889, 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 6662, Page 433, Book 6804, Page 536, Book 6987, Page 966, Book 7964, Page 33, Book 6474, Page 346, Book 6474, Page 350, Book 6474, Page 354, Book 6486, Page 587, Book 6486, Page 588, Book 6486, Page 589, Book 5349, Page 921, Book 7270, Page 648 and Book 9472, Page 824, Book 11314, Page 436, Register's Office for Davidson County, Tennessee
- Charter of Poplar Creek Homeowners Association of record in Book 7120, Page 125, in the Register's Office for Davidson County, Tennessee
- Dedication of common area to Poplar Creek Estates Homeowners Association of record in Instrument No 20000508-0046144 in the Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement of record in Book 7099, Page 299, 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 **6845 Collinswood Drive, Nashville, Tennessee 37221**

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 28th DAY OF JULY, 2025

Elizabeth Cook

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH 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 28th of July, 2025

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

True Copy of Certification

I, Stephanie M. Duncan, 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 is a true and correct copy of the original document executed and authenticated according to law on July 28th, 2025.

Signature

Date: 7-28-25

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 28th day of July, 2025.

Notary Public

My commission Expires: 1-22-29

CANDIS A. THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029

SEAL