Karen Johnson Davidson County
Batch# 1319208 DEEDWARR
09/08/2025 10:38:30 AM 4 pgs
Fees: $23.00 Taxes: $1,683.50
20250908-0071450

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$455,000.00**

Subscribed and sworn to before me this 3RD day of September, 2025.

RebeccaMoss
Notary Public
My Commission Expires: 6.29.27

Affiant

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Spencer Brown **807 Dry Creek Road** **Goodlettsville, TN 37072**	Same as New Owner	**024-00-0-114.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Phillip C. Cook, a married man, and Holly C. McAdams, a married woman**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Spencer Brown,** the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

The Land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

A tract of land in the 10th Civil District of said County, containing 3.15 acres and being a portion of the original 60 acre, more or less, tract belonging to W. E. Lane, as of record in Book 213, Page 386, Register's Office for said County and lying East of Dry Creek Road, described as follows:

Beginning at an iron pin in the fence line on the East margin of said road being the Southwest corner of this tract and the Northwest corner of a 2.3-acre tract recently sold to _____: thence North 40°13 West 200.0 feet along margin of said road to the Northwest corner of this tract and the Southwest corner of the portion of the original 60 acre, more or less, tract that is being retained by W. E. Lane; thence leaving road N. 51°20'E 330.0 feet to an iron pin on the side of a hill and common to land being retained by W.E. Lane; thence N 68°00'E 631.10 feet along line of property retained by Lane, to an iron pin 3 feet, more or less, West of fence and common to Lane and Jackson; thence S 33°30'W 240.0 feet along fence common to Jackson to an iron pin in fence line, Southeast corner of this tract and Northeast corner of the 3.2 acre tract previously sold; thence N 85°41'W 444.84 feet to an iron pin; thence S 40°15'W 351.45 feet to the beginning and containing 3.15 acres.

Being the same property conveyed to Phillip C. Cook and Holly C. McAdams, as tenants in common, by Co- Executor's Deed from Phillip C. Cook and Holly C. McAdams, Co-Executors for the Estate of Janice H. Cook, of record in Instrument No. 20250415-0028671, in the Register's Office of Davidson County, Tennessee, dated April 14, 2025 and recorded on April 15, 2025.

Being the same property conveyed to Ronald Clay Cook and wife, Janice H. Cook, by Warranty Deed from Ernest Roger Dyer and wife, Martha Romaine Dyer, of record in Book 4557, Page 53, in the Register's Office of Davidson County, Tennessee, dated November 24, 1971 and recorded on November 30, 1971.

The said Ronald Clay Cook died on April 27, 2020, then Janice H. Cook died October 10, 2024 testate, devising subject property to Phillip C. Cook and Holly C. McAdams. See Probate Case No. 24P2322, Davidson County in the Seventh Circuit Court. See also Executor's Deed from Phillip C. Cook and Holly C. McAdams, Co-Executors for the Estate of Janice H. Cook to Phillip C. Cook and Holly C. McAdams, of record in Instrument No. 20250415-0028671 Register's Office for Davidson County, Tennessee, dated April 14, 2025 and recorded on April 15, 2025.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This is improved property known as: 807 Dry Creek Road, Goodlettsville, TN 37072

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

[SIGNATURES TO APPEAR ON NEXT PAGE]

Witness my hand this 3rd day of September, 2025.

Phillip C. Cook

Holly C. McAdams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **Phillip C. Cook and Holly C. McAdams,** the within named Bargainors, 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 and official seal at Goodlettsville, Tennessee this the 3rd day of September, 2025.

My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 __**09/03/2025**_____ (**date of document**).

_____
Affiant Signature

_____**09/03/2025**_____
_ **Date**

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this
3rd day of
____**September**_____,
20_25__.

_____
Notary's Signature
My Commission Expires:_____

