Name and Address of New Owner:
Sumatra Christensen
3880 Priest Lake Drive
#91
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 1323941 DEEDWARR
09/18/2025 10:05:30 AM 4 pgs
Fees: $23.00 Taxes: $739.63
20250918-0074525

Send Tax Bills To:
Same as new owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 136-03-0B-046.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeri Cockrill Bell, a married woman, a one-half (1/2) undivided interest, and Perci Kellis Cockrill, an unmarried woman and Alisa Trinity Cockrill, an unmarried woman, a one-half (1/2) undivided interest**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Sumatra L. Christensen, Trustee of The Christensen Family Trust,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 91, Building 23, on the Plan of Phase 2, Priest Lake Park Condominium Townhouses of record in Plat Book 4675, Page 131 and 145, 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 Rena M. Cockrill by Warranty Deed from Richard Hensman of record in Instrument No. 20040429-0048809 Register's Office for Davidson County, Tennessee, dated April 12, 2004 and recorded on April 29, 2004. Said Rena M. Cockrill died intestate on March 22, 2013, survived by her daughter, Jeri Cockrill Bell, and her granddaughters, Perci Kellis Cockrill and Alisa Trinity Cockrill.

Being the same property conveyed to Jeri Cockrill Bell, a one-half (1/2) undivided interest, and Perci Kellis Cockrill and Alisa Trinity Cockrill, a one-half (1/2) undivided interest by Quitclaim Deed from Jeri Cockrill Bell, Administratrix of the Estate of Rena Cockrill, deceased, of record in Instrument No. 20230914-0072221, Register's Office for Davidson County, Tennessee, dated August 31, 2023 and recorded on September 14, 2023.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301 et seq or other similar statute.

Being improved property known as 3880 Priest Lake Drive #91, Nashville, Tennessee 37217.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION

ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 17th day of September, 2025.

Jeri Cockrill Bell (SEAL)

Perci Kellis Cockrill (SEAL)

Alisa Trinity Cockrill (SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeri Cockrill Bell, Perci Kellis Cockrill, and Alisa Trinity Cockrill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of September, 2025.

Notary Public
My commission expires: 11/28/27

ASHLYNN HENGEMIHLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $199,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
17th day of September, 2025.

Notary Public
My commission expires: 5-9-26

File No. GNT-25-4093

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 9.17.25.

Affiant Signature

9.17.25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 17 day of September, 2025.

Notary Signature

My Commission Expires: 5-9-26

