THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9268-WE

Karen Johnson Davidson County
Batch # 1374593 DEEDWARR
02/02/2026 09:44:50 AM 2 pgs
Fees: $13.00 Taxes: $2,053.50

20260202-0006847

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 555,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 11-8-27

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce Peery	owner	
8226 Concord Road		091 09 0 051.00
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James C. Cobb, Trustee. and Hope R. Cobb, Trustee, the Trustees of the James and Hope Cobb Living Trust dated August 21, 2019**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bruce Peery**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1 on the Map of the division of the westerly 230 feet of the East one-half of Lot No. 1 on the Map of B.F. Cockrill Farm as of record in Book 332, Page 58, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the south margin of Robertson Avenue, being 120 feet west of the west margin of Nall Avenue and being the southwest corner of the P.W. Smith lot; thence with the Smith west line, southerly 325 feet to an iron pin; thence westerly 57.5 feet to an iron pin at the corner of Lots No. 1 and 2; thence with the line between said lots northerly 325 feet to an iron pin in the south margin of Robertson Avenue; thence with the margin of the same easterly 57.5 feet to the beginning.

Being the same property conveyed to James C. Cobb and Hope R. Cobb, Trustees of the James and Hope Cobb Living Trust dated August 21, 2019 by Quitclaim Deed from James C. Cobb of record in Instrument No. 20190903-0088726 Register's Office for Davidson County, Tennessee, dated August 21, 2019 and recorded on September 3, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **6213 Robertson Avenue, Nashville, TN 37209**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 our hands this the 23rd day of January, 2026.

The James and Hope Cobb Living Trust

BY: _____
James C. Cobb, Trustee

_____
Hope R. Cobb, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James C. Cobb and Hope R. Cobb,** , 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 on behalf of the **James and Hope Cobb Living Trust dated August 21, 2019,** as the Trustees of the Trust, as the free act and deed of the within named **James C. Cobb and Hope R. Cobb, the Trustees of the James and Hope Cobb Living Trust dated August 21, 2019.**

Witness my hand and official seal this the 23rd day of January, 2026.

My Commission expires 11-10-27

_____
Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY