# WARRANTY DEED

Karen Johnson Davidson County
Batch# 281671 DEEDWARR
09/06/2019 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20190906-0089931

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2019

Notary Public

MY COMMISSION EXPIRES: 9-06-2022

(AFFIX SEAL)

BRIANNA BARTELSMEYER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-06-2022

**THIS INSTRUMENT WAS PREPARED BY**
Oak Lane Law, PLLC, 130 Wilson Pike Circle, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Anderson Cook and Shereen Cook | New Owner | 180-02-0A 021.00 CO |
| (NAME) | (NAME) | |
| 1017 Stone Ridge Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Rodney Teasley, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Anderson M. Cook and Shereen M. Cook, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a 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. 81 on the Plan of Section 1, The Ridge At Stone Creek, RS10 Cluster Lot Development of record in Plat at Instrument No. 20031027-0157621, 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 Gabriela Sanchez and Rodney Teasley, wife and husband by Warranty deed from Donald A. Dobernic and wife, Sharon J. Dobernic of record in Instrument No. 20140624-0054977 Register's Office for Davidson County, Tennessee, dated June 23, 2014 and recorded on June 24, 2014. (Value of consideration shown in aforementioned deed $332,900.00.)

Being the same property conveyed to Rodney Teasley, an unmarried man, by Quitclaim Deed from Gabriela Sanchez, an unmarried woman, of record in Instrument No. 20190905-0089817 Register's Office for Davidson County, Tennessee, dated August 27th, 2019 and recorded on September 5, 2019. Being also known as 1017 Stone Ridge Drive Nashville, Tennessee 37211.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved X property, known as 1017 Stone Ridge Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 hands this 30th day of August, 2019.

Jessica Randolph as Attorney in Fact for Rodney Teasley

Jessica Randolph as Attorney in Fact for
Rodney Teasley

State of Tennessee
County of Williamson

Personally appeared before me Jessica Randolph in her capacity as Attorney in Fact for Rodney Teasley, the herein named bargainer, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained as Attorney in Fact for Rodney Teasley.

WITNESS my hand and seal this 30th day of August, 2019.

Brianna Bartelsmeyer

Notary Public
My Commission Expires: 9-06-2022

BRIANNA BARTELSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

# True Copy Certification

I, Brianna Bartelsmeyer Turner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brianna Bartelsmeyer Turner

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Kelly Greene Elrod, a notary public for this county and state, Brianna Bartelsmeyer Turner who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8-16-2020

Notary' Seal (if on paper)

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020