Karen Johnson Davidson County
Batch# 283862 DEEDWARR
09/11/2019 08:44:45 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20190911-0091711

WARRANTY DEED

Prepared By:

Pointer Title Services
Dave Matson, Attorney
206-C S. Jefferson Ave.
Cookeville, TN 38501

SEND TAX BILLS TO:
Name: Anthony Anderson
Address: 222 22nd Steet
Old Hickory, TN 37138

PROPERTY OWNER:
Name: ABA Holdings, LLC
Address: 4405 Andrew Jackson Parkway
Hermitage, TN 37076

Map & Parcel
075-07-0-044.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, together with other good and valuable consideration not herein mentioned, the receipt of which is hereby acknowledged, I,

Ronda Ann Cook, (Grantor)

have this day bargained and sold, and by these presents do hereby bargain, sell, transfer, and convey unto **ABA Holdings, LLC, a Tennessee Limited Liability Company**, its successors, transferees, and assigns, hereinafter referred to as Grantee, certain real estate located in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot No. 87, on the Plan of Section Two, Tulip Grove, of record in Book 3700, Page 122, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Source of Description: Previous and Last Conveyance

THE PREVIOUS AND LAST INSTRUMENT being a Quitclaim Deed from Ricky D. Cook, to Ronda Ann Cook, which deed duly appears of record in Instrument No. 20130814-0085151, Register's Office of Davidson County, Tennessee.

Property Address: This is improved property located at 4405 Andrew Jackson Parkway, Hermitage, Tennessee 37076.

The preparer of this instrument makes no representation as to any encroachments, easements, party walls, conflicts in boundary lines, shortage or variation in area or measurements, and/or any facts that a correct survey and/or physical inspection of the premises would disclose.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, its successors, transferees, and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds herself, her heirs, and her representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, transferees, and assigns, against the lawful claims of all persons.

Witness my hand this the 30 day of August, 2019.

Ronda A. Cook

Ronda Ann Cook

A C K N O W L E D G E M E N T

STATE OF TENNESSEE
COUNTY OF Putnam

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, **Ronda Ann 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 she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and seal at Cookeville, Tennessee, this the 30 day of August, 2019.

Notary Public

My Commission Expires: 4-18-22

MATTHEW J. MEANS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PUTNAM

STATE OF TENNESSEE
COUNTY OF Putnam

The actual consideration or value whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the 30 day of August, 2019.

Notary Public or Register

My Commission Expires: 4-18-22

MATTHEW J. MEANS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PUTNAM