This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 295276 DEEDWARR
10/03/2019 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,390.83
20191003-0100981

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 375,900.00

Affiant Signature

Subscribed and sworn to before me on this the 1nd day of October, 2019.

Notary Public

My Commission expires _____/_____/_____

STATE OF TENNESSEE NOTARY PUBLIC CHRISTY MICHELLE JONES DICKSON COUNTY MY COMMISSION EXPIRES 2-21-2021

NAME AND ADDRESS OF PROPERTY OWNER:
Elisha Atkinson Cook
2814 Ennis Road
Nashville, TN 37210
SEND TAX BILLS TO:
Elisha Atkinson Cook
2814 Ennis Road
Nashville, TN 37210
MAP AND PARCEL NUMBER: Tax ID #: 11911008400

WARRANTY DEED

19NT00868

Effective the 1nd day of October, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

The Renovation Queen, LLC

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Elisha Atkinson Cook

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Mashburn Heights, of record in Plat Book 1835, Page 1, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to The Renovation Queen, LLC, by Warranty Deed from Katherine A. Sanders, a single woman, dated 04/29/2019 and recorded 05/01/2019 Instrument No. 20190501-0040330, Register's Office for Davidson County, TN.

This is an improved property commonly known as 2814 Ennis Rd., Nashville, TN 37210.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 1 nd day of October, 2019.

The Renovation Queen, LLC
BY: Tasha DeRegis

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Tasha DeRegis**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 1 nd day of October, 2019.

Notary Public

My commission expires: 7/9/22

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

Certificate of Authenticity

I, Christy Jones, **do hereby make oath that I am a license attorney and/or 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.**

Christy Jones

Signature

State of Tennessee

County of Davidson

Personally appeared before me_____, **a notary public for this county and state,** Christy Jones **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Stephanie Coleman

Notary's Signature

My Commission Expires: 3-21-23

Notary's Seal (If on paper)

STEPHANIE COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY