Karen Johnson Davidson County
Batch# 371040 DEEDWARR
03/11/2020 10:31:30 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20200311-0027322

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**1118 Nashville Highway, Suite 150**
**Columbia, TN 38401**

**STATE OF TENNESSEE**
**COUNTY OF** Williamson
**The actual consideration or value, whichever is greater, for this transfer is $315,000.00.**

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**Affiant**

**Subscribed and sworn to before me, this** 2 **day of** March **2020.**

**Notary Public**
**My commission expires:** 7.17.21

**10-2002-104417**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Ellen McClure Ives | | ~~188 10 0A 097.00 CO~~ |
| 311 Crows Nest Alley | New Owner | 188 10 0A 079.00 |
| Nolensville TN 37135 | | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Amanda Fay Falk n/k/a Amanda Fay Cook, a married woman** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ellen McClure Ives and Samuel David Ives, Wife and Husband** hereinafter called the Grantees, their successors 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. 79, on the Plan of Carothers Crossing, Phase 2, Section 2 Lots 62-123, of record in Instrument No. 20070807-0093935 Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amanda Fay Falk, unmarried by deed from W.H. Smithson, LLC, a Tennessee limited liability company, dated June 26, 2008, recorded June 27, 2008, of record in Instrument No. 20080627-0066526, Register's Office for Davidson County, Tennessee. The said Amanda Fay Falk having since married and is now known as Amanda Fay Cook.

Jeffery Winton Cook, Jr. as the Spouse of Amanda Fay Falk k/n/a Amanda Fay Cook, hereby joins in the execution of this instrument to convey his marital interest in the subject property, if any

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 311 Crows Nest Alley, Nolensville, TN 37135.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 6th day of March, 2020.

Amanda Fay Cook
Amanda Fay Falk n/k/a Amanda Fay Cook

Jeffery Winton Cook, Jr.

STATE OF MS
COUNTY OF Forrest

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Amanda Fay Falk n/k/a Amanda Fay Cook and Jeffery Winton Cook, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hattiesburg (city), MS (state), this 6th day of March, 2020.

Sallie Worrell

State of ~~Tennessee at Large~~
MS - Notary Public

My Commission Expires:

STATE OF MISSISSIPPI
SALLIE S. WORRELL
ID NO. 64289
Commission Expires
10/15/2021
NOTARY PUBLIC
FORREST COUNTY

**True Copy Certification**

I, Penny Y. Ray, do hereby make oath that I am a licensed 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)