Karen Johnson Davidson County
Batch# 378269 DEEDWARR
03/26/2020 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20200326-0033118

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

STATE OF TENNESSEE
COUNTY OF MAURY
The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

ANDREW H. MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Affiant

Subscribed and sworn to before me, this 12th day of March, 2020.

Notary Public
My commission expires: 8/1/22

10-2002-104418

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Allcustomhome LLC 901 Weatherford Ct Nashville TN 37209	Same	134-01-0-004.00

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, **Rhonda Cook, unmarried and Ashley Mai Cook, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Allcustomhome LLC, A Tennessee Limited Liability Company**, 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. 13, on the Plan of Section I, Curreywood Acres, of record in Book 2133, Pages 109 and 110, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Linus Goodson and wife, Mai Frances Goodson by deed from Joe Dobbs and wife, Ruby S. Dobbs, dated May 11, 1956, recorded May 29, 1956, of record in Book 2450, Page 351, Register's Office for Davidson County, Tennessee. The said Mai Frances Goodson having since died on September 9, 1994, leaving Linus Goodson as sole surviving tenant by the entirety.

Further being the same property conveyed to Patricia Goodson Steele and husband, William H. Steele, Jr. by Quitclaim Deed from Linus Goodson, reserving unto himself a life estate, dated September 15, 1994, recorded September 15, 1994, of record in Book 9465, Page 869, Register's Office for Davidson County, Tennessee. The said Linus Goodson having since died on March 24, 2010.

Further being the same property conveyed to Rhonda Cook and Ashley Mai Cook by Quitclaim Deed from William H. Steele, Jr. and wife, Patricia Goodson Steele, dated January 26, 2015, recorded January 27, 2015, of record in Instrument No. 20150127-0007821, Register's Office for Davidson County, Tennessee.

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 512 Bel Air Drive, Nashville, TN 37217.

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 4 day of March 2020.

Rhonda Cook

Rhonda Cook

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Rhonda Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Columbia, TN, this 4 day of March, , 2020.

SHANNON C SYLVESTER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-23-2022

State of Tennessee at Large

My Commission expires: 5/23/22

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WITNESS my hand this 4th day of March, 2020.

Ashley Mai Cook

Ashley Mai Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ashley Mai Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TN, this 4th day of March, , 2020.

State of Tennessee at Large

My Commission expires: May 09, 2023

NICOLAS ROCAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 9, 2023

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 6/14/2020

