Karen Johnson Davidson County
Batch# 395594 DEEDWARR
05/05/2020 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20200505-0046576

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cookeville Commons, L.P., a Tennessee limited partnership	Cookeville Commons, L.P., a Tennessee limited partnership	118-10N-3 CO
	(NAME)	
2500A 9th Ave S.	900 19th Ave South, #305	118-01-0N-003.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Dale H. Hortik and wife, Melissa Lee Hortik, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Cookeville Commons, L.P., a Tennessee limited partnership, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit C of Cottage Cove Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Cottage Cove Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20100324-0021870, as amended in Instrument No. 20100903-0070461 Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Cottage Cove Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20100324-0021870, as amended in Instrument No. 20100903-0070461, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Dale H. Hortik and Melissa Lee Hortik, Co-Trustees of the Dale and Melissa Hortik Living Trust U/A/D December 19, 2007 by Warranty deed from Baker H. Luck, married of record in Instrument No. 20181221-0124340 Register's Office for Davidson County, Tennessee, and subsequently quitclaimed by Dale H. Hortik and Melissa Lee Hortik, Co-Trustees of the Dale and Melissa Hortik Living Trust U/A/D December 19, 2007 to Dale H. Hortik and wife Melissa Lee Hortik, by an instrument being placed of record herewith as Instrument 202005050046575, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2500A 9th Ave S., Nashville, TN 37204
(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.

WARRANTY DEED
(Continued)

Dale H. Hortik 4/24/2020
Dale H. Hortik Date

4/24/2020
Melissa Lee Hortik Date

STATE OF Colorado
COUNTY OF El Paso

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dale H. Hortik and wife, Melissa Lee Hortik, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of April ,2020.

Notary Public

My Commission Expires: January 20, 2023

(SEAL)

JAQUELINE ANNE SANDERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154002541
MY COMMISSION EXPIRES JANUARY 20, 2023

RETURN TO:
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

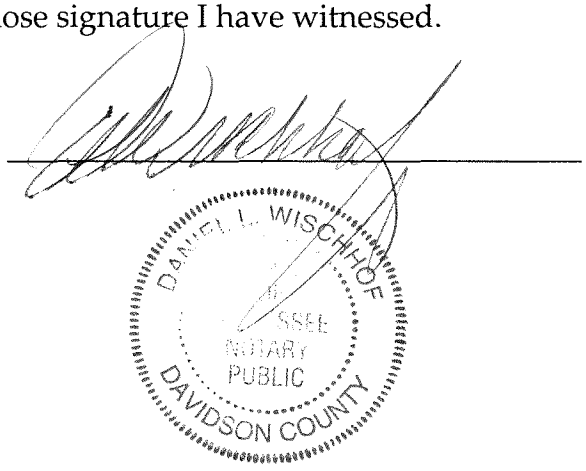
CERTIFICATE OF AUTHENTICITY

I, the undersigned Theresa C. Richardson, 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.

Theresa C Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Theresa C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My commission expires 7/9/2022.