This Instrument Prepared By:
Watauga Title and Escrow Co., LLC
Thomas I. Bottorff, Attorney-at-Law
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Jennifer Burke Cook
738 Westcott Lane
Nolensville, Tennessee 37135

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Ameris Bank
1900 Akmi Pl., Suite 820
Marietta, GA 30067

MAP/PARCEL NO:

187 5 A 089.00

Karen Johnson Davidson County
Batch# 419413 DEEDWARR
06/18/2020 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20200618-0064593

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Clifton Lee Buck, Jr. and Michele Mathers Buck, Trustees, or their successors in interest, of the Clifton Lee Buck, Jr. and Claire Michele Mathers Buck Living Trust dated December 4, 2018, and any amendments thereto,** hereinafter called the "GRANTORS", has bargained and sold, and by these presents, does hereby transfer and convey unto **Jennifer Burke Cook,** Single, hereinafter called the "GRANTEE", her and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being all of **Lot No. 89, Final Plat, Burkitt Springs, Phase 1,** as shown by plat and survey of record in Instrument No. 20140115-0004012, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Clifton Lee Buck, Jr. and wife, Michele Mathers Buck, by Warranty Deed dated April 8, 2015, from Regent Homes, LLC, a Tennessee limited liability company, appearing of record in Instrument No. 20150410-0031947, Register's Office for Davidson County, Tennessee. The said Clifton Lee Buck, Jr. and wife, Michele Mathers Buck conveyed their interest in the above property to Clifton Lee Buck, Jr. and Michele Mathers Buck, Trustees, or their successors in interest, of the Clifton Lee Buck, Jr. and Claire Michele Mathers Buck Living Trust, dated December 4, 2018, and any amendments thereto, by Quitclaim Deed dated December 4, 2018, of record in Instrument No. 20181221-0124460, Register's Office for Davidson County, Tennessee.

Michele Mathers Buck and Claire Michele Mathers Buck is one and the same person.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2020 and subsequent years.

This is **improved** property known as **738 Westcott Lane, Nolensville, Tennessee 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 GRANTEE, her heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered

unless otherwise herein set out; and, GRANTORS do further covenant and bind themselves to warrant and forever defend the title to the said land to the said GRANTEE, her 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 OUR HANDS, this the **12th** day of **June, 2020.**

Clifton Lee Buck, Jr., Trustee

Clifton Lee Buck, Jr., Trustee of the Clifton Lee Buck, Jr. and Claire Michele Mathers Buck Living Trust dated December 4, 2018, and any amendments thereto

Michele Mathers Buck, Trustee

Michele Mathers Buck, Trustee of the Clifton Lee Buck, Jr. and Claire Michele Mathers Buck Living Trust dated December 4, 2018, and any amendments thereto

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Clifton Lee Buck, Jr. And Michele Mathers Buck,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the **Trustees of the Clifton Lee Buck, Jr. and Claire Michele Mathers Buck Living Trust dated December 4, 2018, and any amendments thereto,** the within named bargainor, and they as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing their names as **Trustees of the Clifton Lee Buck, Jr. and Claire Michele Mathers Buck Living Trust dated December 4, 2018, and any amendments thereto,** by themselves as such Trustees.

WITNESS my hand and official seal this 12th day of June, 2020.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 7/26/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $282,000.00.

AFFIANT

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

NOTARY PUBLIC

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

My Commission Expires: _____
File No. 20056029

True Copy Certification

I, **Jennifer Pennell**, 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 Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022