This Instrument Prepared By:
Summit Title Company
1800 South Rutherford Boulevard Ste 203
Murfreesboro, TN 37130

Name and Address of New Owner:
James Cook
3235 vailview Drive
Nashville, TN 37207

Send Tax Bills To:
New Owner

Map & Parcel No: 050-15-0-122

Karen Johnson Davidson County
Batch# 421130 DEEDWARR
06/19/2020 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $619.75
20200619-0065431

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Yukari Hyde, a widow**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James Cook, married and Jermall Lyons, married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, State of Tennessee, described as follows: Being Lot No. 520 on the Plan of Parkwood Estates, Section 3, of record in Book 3300, Page 31, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Yukari Hyde, by Warranty Deed, dated January 16, 2019, from Kennedy C. Luckett and Veronica Luckett, husband and wife, of record in Instrument No. 20190123-0006392, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kennedy C. Luckett and wife, Veronica Luckett by Quitclaim Deed from Veronica B. Bass, now known as Veronica Luckett, dated April 28, 2006, recorded in Instrument Number 20060502-0050294, Register's Office for Davidson County, Tennessee

The property is subject to any and all existing easements and restrictions as shown of record including the following:

* Taxes and assessments for the year 2020 and subsequent years, plus any penalties and interest which may accrue.
* Subject to all matters on Plan of record in Plat Book 3300, Page 31, Register's Office for said County.

This is improved property known as: 3235 Vailview Drive, Nashville, Tennessee 37207. Map/Parcel: Map 050-15-0 Parcel 1220

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of June, 2020.

(SEAL)
Yukari Hyde

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 15th day of June, 2020, before me personally appeared Yukari Hyde, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of June, 2020.

Notary Signature
My commission expires: 8/27/22

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $167,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15th day of June, 2020.

Notary Public
My commission expires: 8/27/22
File No. M20-1000

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

I, Andrew Mitchell, 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.

Andrew Mitchell
Signature

State of TN
County of Rutherford

Personally appeared before me, Jim A. Hyde, a notary public for this county and state, Andrew Mitchell, 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 09/19/2022

