NEW OWNER:

SAMUEL PARKER
4125 Saundersville Road
Old Hickory, TN 37138

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel 53-08-0B-004.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILENO: 20-0367

Karen Johnson Davidson County
Batch# 437323 **DEEDWARR**
07/14/2020 10:49:26 AM 3 pgs
Fees: $18.00 Taxes: $1,723.83
20200714-0076821

D E E D

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10) cash in hand paid, the receipt of which is hereby acknowledged, **COOK LAND DEVELOPMENT, LLC, a Tennessee limited liability company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **SAMUEL PARKER, a single man** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Located in Davidson County, Tennessee, and being described as follows:

Being **Unit No. 4 of COOK'S LANDING LAKESHORE TOWNHOMES**, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain Declaration of Cook's Landing Lakeshore Condominiums of record in Instrument Number 20170731-0077332, as amended by AMENDED AND RESTATED DECLARATION CONVERTING COOK'S LANDING LAKESHORE CONDOMINIUMS TO COOK'S LANDING LAKESHORE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS of record in Instrument Number 20180716-0068745, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of Cook's Landing Lakeshore Townhomes, a Horizontal Property Regime with Private Elements set forth in Exhibit 1 of said Declaration for the location of the Unit described herein.

Together with the Limited Common Elements and Private Elements appurtenant thereto as described in Instrument Number 20180716-0068745, in the Register's Office for Davidson County, Tennessee, and being more particularly shown on the Plat of Cook's Landing Lakeshore Townhomes, a Horizontal Property Regime with Private Elements set forth in Exhibit 1 of said Declaration, said Register's Office.

Being part of the same property conveyed to Cook Land Development, LLC, by virtue of a Warranty Deed from Tim Polston, dated March 24, 2017, and recorded in Instrument Number 20170411-0035186, in the Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY, with an address of 218 22nd Street, Nashville, TN 37203.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the Declaration of record at Instrument Number 20170731-0077332, as amended by in Instrument Number 20180716-0068745, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, the undersigned have executed or caused this instrument to be executed by their duly authorized representative, this the 2nd day of July, 2020.

COOK LAND DEVELOPMENT, LLC

By:_____
RICK COOK, CHIEF MANAGER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **RICK COOK**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is **Chief Manager** of **COOK LAND DEVELOPMENT, LLC**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized officer.

WITNESS my hand and official seal at office, this 2nd day of July, 2020.

NOTARY PUBLIC

My commission expires: 10/30/2023

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$ 465,900.00** .

AFFIANT

Sworn to and subscribed to before me this the 2nd day of July, 2020.

NOTARY PUBLIC

My commission expires: 10/30/2020

GREGORY S. GILL
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY