Karen Johnson Davidson County
Batch# 535022 DEEDWARR
12/16/2020 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20201216-0148245

# WARRANTY DEED

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MST 2020-2146

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$270,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF December, 2020

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Maris Elaine Cook | The Tennessee Credit Union | **025-12-0-054.00** |
| (NAME) | (NAME) | |
| 109 Cima Drive | 1400 Eight Ave S | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | Nashville TN 37203 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Stephanie L. Treftz, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maris Elaine Cook, an unmarried woman and David R. Cook, a married man, as joint tenants with rights of survivorship** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 35 and the southerly part of Lot No. 36 on the Map of Clark Place, Section Four, as of record in Book 2331, Page 74, Register's Office for Davidson County, Tennessee, described as follows:**

**BEGINNING at a point in the southeasterly margin of Cima Drive, at the common corner of Lots 34 and 35; thence with the margin of said drive, and with a slight curve, northeasterly 120 feet to a point; thence leaving said drive in a southeasterly direction 200 feet to a point in the rear line of Lot 36; thence southerly with the line of Lots 35 and 36, 143.7 feet to a monument in the rear line of Lot 35; thence continuing with the rear line of Lot 35, westerly 142 feet to a corner of Lots 34 and 35; thence with the line of said lots, northwesterly 254 feet to the beginning.**

**Being the same property conveyed to Stephanie L. Treftz, married and Linda A. Armstrong, unmarried by warranty deed from Peggy S. Ferrell, a single woman of record in Instrument No. 20071018-0123656 Register's Office for Davidson County, Tennessee, dated October 16, 2007 and recorded on October 18, 2007.**

**Being the same property conveyed to Stephanie L. Treftz by Quitclaim deed from Richard Treftz and Roy Neal Armstrong, Jr. A/K/A Neal Armstrong and Jennifer Armstrong N/K/A Jennifer Dietsch of record in Instrument No. 20200116-0005966 Register's Office for Davidson County, Tennessee, dated January 8, 2020 and recorded on January 16, 2020.**

**Richard Treft joins in the execution of this instrument for the purpose of conveying his interest, marital o otherwise, in the above described property.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 2331, Page 74, Register's Office for Davidson County, Tennessee. Easement of record in Book 2452, Page 43, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 109 Cima Drive, Goodlettsville, TN 37072
(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.

Witness my/our hand(s) this 10th DAY OF December, 2020.

Stephanie L. Treftz

Richard Treftz

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Stephanie L. Treftz and Richard Treft, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of December, 2020.

Notary Public

My commission expires: 4/24/2023

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

# True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

