Karen Johnson Davidson County
Batch# 539673 DEEDWARR
12/21/2020 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20201221-0151472

#35938

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: October 2, 2023
(AFFIX SEAL)

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David M Allen	Cardinal Financial	Parcel ID: 042 10 0 002.00
(NAME)	(NAME)	
822 W Old Hickory Blvd	3701 Arco Corporate Dr STE 200	
(ADDRESS)	Charlotte NC 28273 (ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Randall Cook, married, and Rhonda Cook, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David M Allen, unmarried**, 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 the 11th Civil District of Davidson County, Tennessee, being Lot No. 3 on the Bonnie Brae Subdivision, Section One, of record in Book 2330, Page 1, and Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 100 feet on the North side of Old Hickory Boulevard and runs back between parallel lines 320 feet to a dead line.

Being the same property conveyed to Randall Cook and Rhonda Cook, by Quitclaim Deed from Lucille Castelow Cook, of record in Instrument No. 20070405-0041189, in the Register's Office of Davidson County, Tennessee, dated March 22, 2007 and recorded on April 05, 2007. Lucille Castelow Cook since died on September 14, 2018.

Being the same property conveyed to Fred T. Cook and Wife, Lucille C. Cook, by Warranty Deed from John D. Clayton and Wife, Edna E. Clayton, of record in Book 3309, Page 171, in the Register's Office of Davidson County, Tennessee, dated October 31, 1961 and recorded on November 07, 1961. Fred T. Cook having been divested out of him and vested in Lucille Elizabeth Castelow Cook by Decree of the Fifth Circuit Court of Davidson County, Tennessee of record in Minute Book 30B, Page 999 and in Book 4973, Page 962, said Register's Office.

Susan Diane Cook is not joining in the execution of this deed due to never residing on the above described property, therefore having no interest to convey.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 822 W Old Hickory Blvd, Madison, TN 37115

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 our hands this 17TH day of December, 2020

Randall R. Cook

Randall Cook

Rhonda Cook

Rhonda Cook

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Randall Cook and Rhonda Cook, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of December, 2020.

Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

