Karen Johnson Davidson County
Batch# 663786 DEEDWARR
06/24/2021 10:54:31 AM 2 pgs
Fees: $13.00 Taxes: $1,476.30
20210624-0085677

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $399,000.00

Affiant Signature

Subscribed and sworn to before me on this the 18th Day of June, 2021

Notary Public

My Commission expires 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Allen Cooke
706 Ronnie Road
Madison, TN 37115

SEND TAX BILLS TO:
NEW OWNER
MAP AND PARCEL NUMBER: Tax ID #: 04207002300

WARRANTY DEED
21NT01412

Effective the 18th Day of June, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jacob P. Plahuta and Melanie C. Plahuta, husband and wife
Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

James Arthur Cooke and Linda Perkins Cooke, husband and wife, and Allen Cooke, single, as joint tenants with the rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land lying and being in the 11th Civil District of Davidson County, Tennessee, as shown on the survey made by Harvey Gee, surveyor, dated August 13, 1960, and being part of the W. W. Gray Lands, and described as follows:

Beginning at a point in the easterly margin of Ronnie Road, which point is 428.01 feet south of a concrete monument in the east margin of said Road, opposite a turn into Campbell Road; thence North 85 deg. East 450 feet to a point; thence South 29 deg. 01 min. West 120.65 feet to a point; thence South 85 deg. West 382.5 feet to the east margin of Ronnie Road; thence with the margin of the same, North 5 deg. West 100 feet to the point of beginning.

Being the same property conveyed to Jacob P. Plahuta and Melanie C. Plahuta, husband and wife, by Warranty Deed from Diane Lee Boner Watts, dated 10/06/2017 and recorded 10/09/2017 in Book 20171009, page 0103222, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 706 Ronnie Rd Madison, TN 37115

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # DM SB-VEES 21-706

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 18th day of June, 2021

Jacob P. Plahuta

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

State of Tennessee }
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jacob P. Plahuta,** the within named bargainer, 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 at office, this 18th day of June, 2021.

Notary Public

My Commission expires: Jan 16, 2024

Melanie C. Plahuta

State of Tennessee }
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Melanie C. Plahuta,** the within named bargainer, 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 at office, this 18th day of June, 2021.

Notary Public

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

My Commission expires: Jan 16, 2024