Karen Johnson Davidson County
Batch# 683909 DEEDWARR
07/27/2021 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $677.10
20210727-0100382

# WARRANTY DEED

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-7-2024

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Carlos Lamando Cook | | |
| 117 Cedarwood Ln. (NAME) | New Owner (NAME) | |
| Madison, TN 37115 (ADDRESS) | at property (ADDRESS) | 043020A11700CO |
| (CITY) (STATE) (ZIP) | address (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, **Ruth Ann Carter, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carlos Lamando Cook, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**BEING Lot No. 117 of Cedarwood Courtyard Homes as of record in Book 5200, Pages 60 and 61, Register's Office for Davidson County Tennessee, together with the appurtenant interest in the common areas of Cedarwood Courtyard Homes, to which plan reference is made for a more complete description.**

**Being the same property conveyed to Ruth Ann Carter, by virtue of that certain Warranty Deed dated July 24, 1992, and being of record at Book 866, Page 533 in the Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located at Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 117 Cedarwood Lane Madison, TN 37115
(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 hand this 20th day of July, 2021.

Ruth Ann Carter

STATE OF GEORGIA)
COUNTY OF Paulding )

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Ruth Ann Carter**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of July, 2021.

Rachael B
Notary Public

My Commission Expires: Aug. 5, 2023

RACHAEL BRIMLOW
NOTARY PUBLIC
Paulding County
State of Georgia
My Comm. Expires Aug. 5, 2023

## Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/21/21.

Holly A Mason
Affiant Signature

7/21/21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 21 day of July, 2021.

Angela G. Batson
Notary's Signature (Notary Seal)

My Commission Expires: 9-7-21

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021