Karen Johnson Davidson County
Batch# 700726 DEEDWARR
08/19/2021 10:45:04 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20210819-0112298

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

Leigh Ann Cook

TO: Jakie Clarke
5300 Charlotte Ave
Nashville, TN 37209

MAP & PARCEL:
102-04-0-200.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Leigh Ann Cook, single person, Grantor herein; have bargained and sold and by these presents do convey unto Jakie Clarke, single man, Grantee herein, his heirs, successors and assigns, the following described property:

LAND in Davidson County, Tennessee, being Lot No. 769, Charlotte Park Subdivision, Section 22, as of record in Book 3700 pages 67, Register's Office for Davidson County, Tennessee.

SAID Lot No. 769 fronts 78 feet on the northeasterly side of Mercomatic Drive and runs back 117.8 feet on the northwesterly line and 153.5 feet on the southeasterly line to a broken line in the rear measuring 81.8 feet on the thereon.

BEING the same property conveyed to Leigh Ann Cook from William Armstrong by Warranty Deed dated 3/31/2017 and recorded 4/4/2017 of record at Instrument No. 20170404-0032961, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2021 Davidson County property taxes which have been prorated and payment of which is assumed by grantee herein. This conveyance is also subject to all setbacks, easements, restrictions, and other matters as shown on the plat of record for Charlotte Park, Section 22 of record at Book 3700, pages 67 and 68, Register's Office of Davidson County, Tennessee; Easements referenced in the deed of record of record at Book 4240, page 993, said Register's Office; Easements included in the deed of record conveyed by Consolidated Developments, Inc. to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record at Book 4016, page 876, said Register's Office; Easements included in the deed of record conveyed by Consolidated Developments, Inc. to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record at Book 4010, page 46, said Register's Office; Sewer System Agreement conveyed by Consolidated Developments, Inc. to City of Nashville of record at Book 2593, page 566, said Register's Office; Flowage Easement conveyed by H.E. Winkler, widower, to United States of America of record at Book 2142, page 313, said Register's Office; Utility Easement conveyed by Curtis B. Haley, Trustee to The Tennessee Electric Power Company of record at Book 787, page 10, said Register's Office; Restrictions for Charlotte Park, Section 22 of record at Book 4017, page 699, said Register's Office; Restriction Covenants – H.E. Winkler Tract of record at Book 1807, page 241, said Register's Office; and all other matters of record.

This is improved property known as 504 Mercomatic Drive Nashville, TN 37209 and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his heirs, successors and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it,

and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, his heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 17 day of August, 2021.

Leigh Ann Cook

Leigh Ann Cook

STATE OF TENNESSEE

COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Leigh Ann 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 she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 17th day of August, 2021.

My commission expires: ~~7/7/2021~~ MB 7/26/2025

NOTARY PUBLIC

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE

COUNTY OF Cheatham

The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Affiant

SWORN to and subscribed before me,

this the 18th day of August, 2021.

My commission expires: 7/26/25

NOTARY PUBLIC

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY