Karen Johnson Davidson County
Batch# 703115 DEEDWARR
08/23/2021 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20210823-0113893

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
New Leaf Investments, LLC	New Owner	074-12-0-064.00
(NAME)	(NAME)	
511 Long Hollow Pike		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Billy Cook and Melissa Cook, husband and wife hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto New Leaf Investments, LLC, hereinafter called the GRANTEE(S), his/her/their 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. 570, on the plan of SECTION FIVE HERMITAGE HILLS, as shown on plat of record in Book 3300, Page 1 and 2, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED therefrom, is that certain 224 sq. ft parcel conveyed to Metropolitan Government of Nashville & Davidson County, dated 01/26/2004 in Instrument 20040408-0040243, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Billy Cook, unmarried and Melissa Davison, unmarried, as joint tenants with right of survivorship by Warranty Deed dated 08/26/2008, from Kenneth R. Beaubouef and wife, Faye M. Beaubouef, of record in Instrument 20080828-0088400, as corrected by Scrivener's Affidavit of Preparation of Deeds of record in Instrument 20091130-0109104, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Billy Cook and wife, Melissa Cook by Quitclaim Deed dated 12/30/2009 from Billy Cook and Melissa Davison, of record in Instrument 20100111-0002558, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3912 Plantation Drive, Hermitage, TN 37076

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 20th day of August, 2021.

Billy Cook

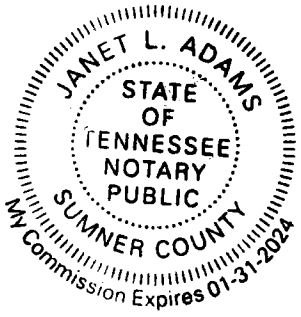
Melissa Cook

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy Cook and Melissa Cook, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of August, 2021.

Notary Public:
My Commission Expires: _____



RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

202108230113893

CERTIFICATE OF AUTHENTICITY

I, Janet Adams do hereby make oath that I am a licensed attorney and/or 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 8-20-2021.

Affiant
Date: 8-23-21

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 23rd day of Aug., 2021

Notary Public

My Commission Expires: _____

