This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 711138 DEEDWARR
09/07/2021 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $936.10
20210907-0119810

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater is $253,000.00.

Affiant

Subscribed and sworn before me this the 31st day of August, 2021.

Notary Public
My commission expires: 10/6/24

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address of New Owner:
Lucas Cook
Vanesa Veletanlic
4104 Hermitage Street
Old Hickory, TN 37138

Send Tax Bill to:
New Owner

Tax Information:
064-09-0 298.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KAYLA MCCORMICK F/K/A KAYLA BARTLEY AND DEVON MCCORMICK, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LUCAS COOK, AN UNMARRIED MAN AND VANESA VELETANLIC, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 11 of the Plan of Hadley's Bend City, Block "K", of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee, to which reference is hereby made to said plat for a more comprehensive legal description.

Being the same property conveyed to Devon McCormick, unmarried, and Kayla Bartley, unmarried, as joint tenants with right of survivorship, by deed dated 04/18/2019, from The Twin Team, LLC, of record in Instrument No. 20190422-0036108, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4104 Hermitage Street, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

KM

DM

Witness my hand this the 31st day of August, 2021.

Kayla McCormick

Devon McCormick

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kayla McCormick f/k/a Kayla Bartley and Devon McCormick, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2021.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/31/21 (date of document).

Frank Roberts

8/31/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 31st day of August, 2021.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 6, 2024