11:00

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Tanya D. Tucker
155 Caldwell
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 719112 DEEDWARR
09/17/2021 10:24:52 AM 3 pgs
Fees: $18.00 Taxes: $5,365.00
20210917-0125142

SEND TAX BILL TO:
Owner

MAP 053-12
GROUP
PARCEL 0268.00

MORTGAGEE:

_____

_____

_____, _____ _____

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Rick Cook, individually and dba Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Tanya D. Tucker**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat, Resubdivision of Bone Subdivision II, as shown by plat and survey of record in Instrument No. 2016161115-0120585, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Together with rights and benefits of that certain assessment for sewer line of record in Book 8404, page 25, said Register's Office.

Being the same property conveyed to Rick Cook dba for Stonehorse Real Estate, Holdings, LLC, a Tennessee limited liability company by deed dated December 11, 2020 from Mary T. Dill and Lester J. Dill, wife and husband of record in Instrument no. 20210209-0018467, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Ret- WATAUGA TITL Company

This is **improved** property known as **3209 Old Hickory Blvd, Old Hickory, Tennessee 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 GRANTEE, her heirs and assigns, , forever, and, Grantor does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 the **30th** day of **July, 2021.**

Rick Cook dba Stonehorse Real Estate, LLC Holdings, a Tennessee limited liability company

By: _____
Rick Cook, Member

_____
Rick Cook, individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Rick Cook** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be a **Member** of **Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company, and Individually,** the within named bargainors, and that he Individually and as such authorized Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of July, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 9.2.24

MARY JOE HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $1,450,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of July, 2021.

NOTARY PUBLIC

My Commission Expires: 9-2-24

File #21-9534

