Karen Johnson Davidson County
Batch# 724003 DEEDWARR
09/27/2021 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,812.63
20210927-0129126

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-651-2021

WARRANTY DEED

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-21-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of Aug., 202_1

NOTARY PUBLIC

My commission expires: 8/21/24

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cameron D. Lewis 2203 Dabbs Avenue Old Hickory, TN, 37138	Same address as new owner	053-08-0B-002-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED EIGHTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($489,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **COOK LAND DEVELOPMENT, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CAMERON D. LEWIS, A SINGLE MAN, AS SOLE OWNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2, Cook's Landing Lakeshore Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain Declaration of Cook's Landing Lakeshore Condominiums of record in Instrument #20170731-0077332, as Amended by amended and Restated Declaration Converting Cook's Landing Lakeshore Condominiums to Cook's Landing Lakeshore Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument #20180716-0068745, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Cook Land Development LLC from Tim Polston by Warranty Deed dated March 24, 2017 and recorded April 11, 2017 in Instrument #20170411-0035186, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and .

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 17th day of August, 2021

GRANTOR(S)

Cook Land Development, LLC, a Limited Liability Company

By: _____
Rick Cook

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 17th day of August, 2021, before me, appeared Rick Cook, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of Cook Land Development, LLC, a Tennessee Limited Liability Company, and that said instrument was signed on behalf of said Cook Land Development, LLC and said officer acknowledged said instrument to be the free act of deed of Cook Lane Development, LLC.

WITNESS my hand and seal, this the 17th day of August, 2021.

_____
Notary Public

Shannon ONeill
Printed Notary Name

My commission expires: 11/6/2024

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 2/17/21 (date of document).

Jennifer L. Pennell

2/17/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17 day of August, 2021.

Katherine Warren
Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal
KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022