Karen Johnson Davidson County
Batch# 741533 DEEDWARR
10/22/2021 10:47:30 AM 4 pgs
Fees: $23.00 Taxes: $1,779.70
20211022-0142049

THIS INSTRUMENT PREPARED BY: The Row Title & Escrow, LLC 20 Music Square West, Suite 200 Nashville, TN 37203 MELANIE BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $481,000.00 Affiant Subscribed and sworn to before me, this 14th day of October, 2021. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Richard Joseph Pilkington Mary Winn Pilkington 1214 Beech Hill Rd. Brentwood, TN 37027	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 105-13-0-123.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **COOKEVILLE COMMONS L.P. A TENNESSEE LIMITED PARTNERSHIP** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RICHARD JOSEPH PILKINGTON AND MARY WINN PILKINGTON, MARRIED** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 81, as shown on the map entitled Belmont Land Co's Plan, of record in Book 421, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to COOKEVILLE COMMONS L.P. A TENNESSEE LIMITED PARTNERSHIP, by deed from THOMAS C. ALSUP, A MARRIED PERSON, of record as Instrument No. 20200319-0030196, dated March 17, 2020, said Register's Office.

This is unimproved property commonly known as: **1209 Elmwood Ave, Nashville TN 37212**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and

any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8 day of October, 2020. 2021

COOKEVILLE COMMONS L.P.

R. Eli Fort Merritt

By: R. Eli Fort Merritt,
Secretary of Merritt Management Company, LLC

STATE OF _____)
)
COUNTY OF _____)

See attached.

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ELI FORT MERRITT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Secretary of Merritt Management Company, LLC of **COOKEVILLE COMMONS L.P.,** the within named bargainer, a Tennessee limited partnership and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited partnership by such person as Secretary of Merritt Management Company,LLC.

Witness my hand and official seal at office this _____ day of _____, 2020.

_____
Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco)

On 10-08-2021 before me, Michael Robert Curry, Notary Public
(insert name and title of the officer)

personally appeared R. Eli Fort Merritt,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MICHAEL ROBERT CURRY
COMMISSION # 2365448
NOTARY PUBLIC - CALIFORNIA
SAN FRANCISCO COUNTY
EXPIRES JULY 13, 2025

Signature _____ **(Seal)**

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on **10/08/2021** (date of document).

Affiant Signature

10/08/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8** day of **October**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

