Karen Johnson Davidson County
Batch# 774941 DEEDWARR
12/16/2021 11:56:36 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00
20211216-0166412

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211138411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $800,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of December, 2021.

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: May 2, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Liberty Capital Development LLC 203 Point East Drive Nashville, TN 37216	New Owner	Tax Parcel ID No. 026 00 0 031.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marsha Gail Cowden Cook Hancock, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Liberty Capital Development, LLC, A Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the Tenth Civil District of Davidson County, Tennessee, being described according to a copy of a survey by Ralph W. C. Lambert, Surveyor, dated November 14, 1960, as follows:

Beginning at a point in the Westerly margin of Liberty Lane in the North line of the property conveyed to Clay Morris Peeples and wife, by deed of record in Book 2690, Page 141, Register's Office for Davidson County, Tennessee, and bearing South 67 deg. 50' West 50 feet from the Northwest corner of the property conveyed to the Trustees of Grace Nazarene Church as of record in Book 3375, Page 521, said Register's Office; thence with the Westerly margin of said Lane, S 7' E 610 feet to a point; thence Westwardly 225 feet to a point; thence North 16' 45' West 550 feet to a point; thence N 67 deg.50' E 233 feet to the point of beginning, containing three acres, more or less.

Being the same property conveyed to Marsha Gail Cowden Cook, by Quit Claim Deed from Ronald Thomas Cook, of record in Instrument No. 20031030-0159671, in the Register's Office of Davidson County, Tennessee, dated October 08, 2003 and recorded on October 30, 2003. (Also see Divorce at Docket No. 03D-1034). Marsha Gail Cowden Cook having since married and is now known as Marsha Gail Cowden Cook Hancock.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

This is improved property located at 261 Liberty Lane Madison TN 37115

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

And Grantor covenants that it is 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, its 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 15th day of December, 2021.

Marsha Gail Cowden Cook Hancock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marsha Gail Cowden Cook Hancock, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2021.

Notary Public
My Commission Expires: _____

