Karen Johnson Davidson County
Batch# 776838 DEEDWARR
12/20/2021 11:54:52 AM 3 pgs
Fees: $18.00 Taxes: $1,857.03
20211220-0167815

WARRANTY DEED

Prepared By:

Pointer Title Services, Inc.
David Matson, Attorney
206-C S. Jefferson Ave.
Cookeville, TN 38501

SEND TAX BILLS TO:
Name: Jennifer Street
Address: 20907 S. Jefferson Parkway
Pleasant Hill, MO 64080

PROPERTY OWNER:
Name: Jennifer Street
Address: 220 22nd Street
Old Hickory, TN 37138

Tax Identification
053-08-0B-005.00-CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, together with other good and valuable consideration not herein mentioned, the receipt of which is hereby acknowledged,

COOK LAND DEVELOPMENT LLC, a Tennessee limited liability company,
(Grantor)

has this day bargained and sold, and by these presents does hereby bargain, sell, transfer, and convey unto **Jennifer Street**, her heirs, transferees, and assigns, hereinafter referred to as Grantee, certain real estate located in Davidson County, Tennessee, as follows:

> Being **Unit No. 5 of 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 Number 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 Number 20180716-0068745, in the Register's Office for Davidson County, Tennessee.
>
> Together with the Limited Common Elements and Private Elements appurtenant thereto as described in Instrument Number 20180716-0068745, in the Register's Office for Davidson County, Tennessee, and being more particularly shown on the Plat of Cook's Landing Lakeshore Townhomes, a Horizontal Property Regime with Private Elements set forth in Exhibit "B" of said Declaration, said Register's Office.

THE PREVIOUS AND LAST INSTRUMENT being a portion of the Warranty Deed from Tim Polston, to COOK LAND DEVELOPMENT LLC, which deed duly appears of record in Instrument No. 2017411-0035186, Register's Office of Davidson County, Tennessee.

Property Address: This is improved property located at 220 22nd Street, Old Hickory, Tennessee 37138.

The preparer of this instrument makes no representation as to any encroachments, easements, party walls, conflicts in boundary lines, shortage or variation in area or measurements, and/or any facts that a correct survey and/or physical inspection of the premises would disclose.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, her heirs, transferees, and assigns forever. 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.

Grantor further covenants and binds itself, its successors, and its representatives, to warrant and forever defend the title to said real estate to said Grantee, her heirs, transferees, and assigns, against the lawful claims of all persons.

Witness our hands this the 24 day of November, 2021.

COOK LAND DEVELOPMENT LLC

By: Ronda Cook,
Member

By: Richard D. Cook,
Member

STATE OF TENNESSEE
COUNTY OF Putnam

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, **Ronda Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be a Member of **COOK LAND DEVELOPMENT LLC**, the within named bargainor, a limited liability company, and that she as such Member authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as such Member.

WITNESS MY HAND and seal at Cookeville, Tennessee, this the 24 day of November, 2021.

Notary Public

My Commission Expires: 4/18/22

MATTHEW J. MEANS STATE OF TENNESSEE NOTARY PUBLIC COUNTY

STATE OF TENNESSEE
COUNTY OF Putnam

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, **Richard D. 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 **COOK LAND DEVELOPMENT LLC**, the within named bargainor, a limited liability, and that he as such Member authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as such Member.

WITNESS MY HAND and seal at Cookeville Tennessee, this the 24 day of November, 2021.

Notary Public

My Commission Expires: 4/18/22

MATTHEW J. MEANS STATE OF TENNESSEE NOTARY PUBLIC COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer, is $501,900.00.

Jennifer Street
Affiant

Subscribed and sworn to before me, this the 24 day of November, 2021.

Notary Public or Register

My Commission Expires: 4/18/22

