Karen Johnson Davidson County
Batch# 784981 DEEDWARR
01/05/2022 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20220105-0002082

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-4982-2021

WARRANTY DEED

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2021.

NOTARY PUBLIC

My commission expires: 11/16/2024

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
Robert Button *et ux* 224 22nd Street Old Hickory, TN 37138	Same address as new owner	053-08-0B-007-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED SIXTY THOUSAND AND 00/100 Dollars ($460,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **MICHAEL LUSK**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **ROBERT BUTTON AND ASHLEE BUTTON, HUSBAND AND WIFE**, hereinafter called the Grantees, 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. 7 on the Plan Declaration of Covenants, Conditions and Restrictions for Cook's Landing Lakeshore Condominiums, as shown of Exhibit "B" of Cook's Landing Lakeshore Condominiums, of record in Instrument No. 20170731-0077332 and amended in Instrument No. 20180716-0068745 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Lusk from Cook Land Development, LLC, by Warranty Deed dated 07/02/2019 and recorded 07/15/2019 in Instrument No. 20190715-0068873, Register's Office of said County

This conveyance is made subject to all matters as shown on Plan Declaration of Covenants, Conditions and Restrictions for Cook's Landing Lakeshore Condominiums, as shown of Exhibit "B" of Cook's Landing Lakeshore Condominiums, of record in Instrument No. 20170731-0077332 and amended in Instrument No. 20180716-0068745; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 224 22nd Street, Old Hickory, TN 37138.

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

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 29th day of December, 2021

GRANTOR:

Michael Lusk

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Michael Lusk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29th day of December, 2021.

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Shannon ONeill
Printed Notary Name

My commission expires: 11/12/2024

Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 December 29, 2021 (date of document).

Affiant Signature

December 30, 2021
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 30 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 04-02-25

NOTARY'S SEAL

