Karen Johnson Davidso
Batch# 803211 DL
02/10/2022 11:00:25 AM 2 pgs
Fees: $13.00 Taxes: $950.90

20220210-0015566

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20226496

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $257,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 4th day of February, 2022.

Notary Public
My Commission Expires: 1-6-25

WARRANTY DEED

CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INDENTURE, made this 4th day of February, 2022, among:

ABRIANNA L. HUFFSTUTLER AND NICOLE ESTELLE HUFFSTUTLER, A MARRIED COUPLE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ELIZABETH DATSKOU AND DOUGLAS COOK, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of River Glen, a Horizontal Property Regime located on Sonar Street, in Nashville, TN, together with Easements as shown on the plat of River Glen, Planned Unit Development, Phase V, Section 1, recorded in Instrument No. 20011207-0135344, said Register's Office, and described in Declaration of Covenants, Conditions and Restrictions as recorded in Book 6762, page 208, Book 10630, page 501, Book 11532, page 610 and Instrument No. 20020425-0051349, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Glen, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Book 6762, page 208, Book 10630, page 501, Book 11532, page 610 and Instrument No. 20020425-0051349, said Register's Office, and By-Laws of record in Book 7566, page 571 and Instrument No. 20040915-0111299, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Abrianna L. Huffstutler, a single woman by Warranty deed from Adam D. Steck, married of record in Instrument No. 20161104-0116791 Register's Office for Davidson County, Tennessee, dated October 31, 2016 and recorded on November 04, 2016.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Abrianna L. Huffstutler

Nicole Estelle Huffstutler

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Abrianna L. Huffstutler and Nicole Estelle Huffstutler, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of February, 2022.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Elizabeth Datskou & Douglas Cook
Address: 2549 Sonar St
City, State, Zip: Nashville, TN 37214

Responsible Party For Taxes:

Name: New Owner
Address: _____
City, State, Zip: _____

Tax ID: 052-13-0B-218.00-CO