Name and Address of New Owner:
Richard Van Kluyve
447 Liberty Chapel Road
Mt. Juliet, TN 37122

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Map & Parcel No: 053-08-0B-003-00

Karen Johnson Davidson County
Batch# 874805 DEEDWARR
06/21/2022 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,589.63
20220621-0070313

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Cook Land Development, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Richard Van Kluyve, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 3 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 and restated, converting to Cook's Landing Lakeshore Townhomes, a Horizontal Property Regime with Private Elements, of record 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 a portion of the same property conveyed to Cook Land Development, LLC, from Tim Polston by Warranty Deed dated March 24, 2017 and recorded April 11, 2017 in Instrument #20170411-0035186, said Register's Office.

Property more commonly known as 216 22nd Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of May, 2022.

Cook Land Development, LLC, a Limited Liability Company

_____(SEAL)
By: Ricky D. Cook
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary Public of the state and county mentioned, personally appeared Rick Cook, 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 Managing Member of Cook Land Development, LLC, the within named bargainor, a Limited Liability Company, and that as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member .

Witness my hand and seal, at office, this 18th day of May, 2022.

_____
Notary Signature
My commission expires: 11/22/2025

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $699,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of May, 2022.

_____
Notary Signature
My commission expires: 11/22/2025

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

202206210070313

TRUE COPY CERTIFICATION

I, Shannon O'Neill, 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 05/18/2022 (date of document).

Shannon O'Neill

05/18/2022

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 18 day of May, 2022.

Notary's Signature

My Commission Expires: 11-22-2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD