Name and Address of New Owner:
Cook Land Development, LLC
157 Powers Road
Oakdale, TN 37829

Send Tax Bills To:
Cook Land Development, LLC
157 Powers Road
Oakdale, TN 37829

Karen Johnson Davidson County
Batch# 875909 DEEDWARR
06/22/2022 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20220622-0071330

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

Map & Parcel No: 075-05-0-045.00

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, **Trilby D. Patton and Irene G. Patton**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Cook Land Development, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-subdivision, Part of Tract No. 2, Plan of Matt Donelson Land, of record in Book 3106, page 3, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Included but expressly excluded is an easement conveyed to the State of Tennessee from Lucille Dozier Patton, as heir to Fanny Peterson, by Right-of-Way Deed for Highway Purposes, described in Book 5470, page 60, said Register's Office.

Being a portion of the same property conveyed to Fanny Peterson from Matt Donelson, Jr., and wife, Callie Donelson, by Deed dated January 2, 1897 and recorded July 31, 1897 in Book 222, page 157, said Register's Office. Also being the same property title to which vested in Marian Lucille Patton, as the sole heir-at-law of Fanny Peterson (died in 1937. Property further convyed to Ruth E. Patton, Irene Patton and Trilby Patton, as devisees under the Last Will and Testament of Marian Lucille Patton (died in 1994), recorded in Book 10160, Page 322, Davidson County , Tennessee. The said Ruth E. Patton having since died in 2015, further conveying property title vested in Irene Patton and Trilby Patton as the heirs-at-law of their sister, Ruth E. Patton. See Probate Case No. 15P1040, in the Circuit Court for Davidson County, Tennessee. and Affidavit of Heirships of record in Instrument No. 202206220071327 and 202206220071328 said Register's office.

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

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

Trilby D. Patton (SEAL)
Trilby D. Patton

Irene G. Patton (SEAL)
Irene G. Patton by Trilby D. Patton, Attorney-In-Fact
by Trilby D. Patton, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 18th day of May, 2022, before me personally appeared Trilby D. Patton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, 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

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 18th day of May, 2022, before me personally appeared Trilby D. Patton, to me known to be the person who executed the foregoing instrument on behalf of Irene G. Patton by Power of Attorneys granted February 23, 2022 and acknowledged that she executed the same as the free act and deed of the said Irene G. Patton.

Witness my hand, 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 $2,000,000.00, 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 WILLIAMSON

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

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

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