Karen Johnson Davidson County
Batch# 904407 DEEDWARR
08/17/2022 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20220817-0093198

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$165,000.00**

Subscribed and sworn to before me this 12 day of August, 2022.

Notary Public **Affiant**
My Commission Expires: 7/22/25

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
506-508 FV, LLC **605 Cascade Avenue** **Bigfork, MT 59911**	**Same as New Owner.**	**051-11-0-104.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **JOANN VANDERCOOK, MARRIED**, has this day bargained and sold, and does hereby transfer and convey unto the said **506-508 FV, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, the Grantee herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being a portion of a tract on the Plan of Oakland Acres, Section 10, of record in Book 2900, page 140, Register's Office for Davidson County, Tennessee, marked "Reserved for Ray Garrett Farm", described as follows:

Beginning at a point in the North margin of Freda Villa, being the Southwest corner of Lot No. 98; thence North 1 degrees 10 minutes West 234.9 feet to a concrete monument; thence North 86 degrees 12 minutes West 161.8 feet, more or less, to an iron pin; thence South 1 degrees 09 minutes West 240.8 feet to an iron pin in the Northerly margin of Freda Villa; thence Easterly with said margin of Freda Villa 174 feet to the point of beginning.

Being a portion of the same property conveyed to Dortha Huffine by Warranty deed from Huffine Electric Company, a Tennessee corporation, of record in Book 4181, page 303 Register's Office for Davidson County , Tennessee, dated May 03, 1967 and recorded on October 16, 1967. Dortha Huffine is deceased, having died on or about June 26, 2007. See Probate Case No. 07P1135 in the Clerk's Office of Davidson County, Tennessee.

Being a portion of the same property further conveyed to Joann Vandercook by Quitclaim deed from Joann Vandercook, Executrix of the Estate of Dortha Mae Huffine, and Bobby Huffine (s/p/a Robert Bernice Huffine), of record in Instrument No. 20090205-0009990, and

Scrivener's Affidavit recorded September 10, 2021 in the Register's Office for Davidson County, Tennessee, dated February 05, 2009 and recorded on February 05, 2009.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 12th day of August, 2022.

JoAnn VanDercook

JOANN VANDERCOOK

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mary Burbright, a Notary Public in and for said County and State, **JOANN VANDERCOOK**, the within named Bargainor, 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 official seal at Goodlettsville, Tennessee, this the 12th day of August, 2022.

Mary Burbright

NOTARY PUBLIC

My Commission Expires: 7-3-2023

MARY BURBRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 8/12/2022 [DATE].

AFFIANT SIGNATURE

8/16/2022

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 16 day of August, 2022.

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

