Name and Address of New Owner:
ABA Holdings, LLC
222 22nd Street
Old Hickory, TN 37138

Send Tax Bills To:
ABA Holdings, LLC
222 22nd Street
Old Hickory, TN 37138

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

Map & Parcel No: 053-08-0-015

Karen Johnson Davidson County
Batch# 910841 DEEDWARR
08/31/2022 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220831-0098420

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 Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **ABA Holdings, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the southeasterly ½ of Lots No. 1, 2, and 3, of Block 14, on the Plan of Dabbs & Elliott's Subdivision at Old Hickory of record in Book 547, page 127, Register's Office for said County, to which reference is hereby made for a more complete and accurate description. Said parts of said lots fronts 72 feet on the southwesterly side of Pitts Avenue and runs back between parallel lines along the northeasterly margin of an alley 150 feet to a dead line.

Being the same property conveyed to Cook Land Development, LLC, from Melissa Matasick, unmarried, by Warranty Deed dated July 7, 2017 and recorded July 19, 2017 in Instrument #20170719-0072721, said Register's Office.

Property more commonly known as 2202 Lakeshore Drive, 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 1st day of August, 2022.

Cook Land Development, LLC, a Tennessee
Limited Liability Company

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in Nashville, TN, this 1st day of August, 2022.

Notary Signature
Printed Name: Shannon ONeill
My commission expires: 11/6/2024

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 $300,000.00, 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 DAVIDSON

Sworn to and subscribed before me this 1st day of August, 2022.

Notary Signature
My commission expires: 11/6/2024

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 08/01/2022 (date of document).

Shannon O'Neill

08/01/2022

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 1 day of August, 2022.

Notary's Signature

My Commission Expires: 11-22-2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD