WARRANTY DEED

Karen Johnson Davidson County
Batch# 927989 DEEDWARR
10/11/2022 12:03:30 PM 4 pgs
Fees: $23.00 Taxes: $2,109.00
20221011-0111409

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$570,000.00.**

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 30TH DAY OF SEPTEMBER, 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2165bb

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Joesph Cook and Lisa Cook 251 Stonecrest Circle, 117 Nashville, TN 37209	New Owner	114-12-4A-040.00 CO

For and in consideration of the sum of Five Hundred Seventy Thousand And 0/100 ($570,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

VASTLAND NORTHCREST DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

JOESPH COOK AND LISA COOK, HUSBAND AND WIFE

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit 117, together with common areas, as established by Declaration of Covenants, Conditions, Restrictions for The Highlands at Stoneridge, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170905-0090767, amended in Instrument No. 20170915-0094659, and further amended in Instrument No. 20190123-0006687 and further amended in Instrument No. 20190607-0054759, and further amended in Instrument No. 20200310-0027036 and as shown on plat attached thereto as Exhibit "B" for a more complete description of the property.

BEING a portion of the property conveyed to Vastland Northcrest Development, LLC, a Tennessee limited liability company, by Warranty Deed from MS Development Partnership, a Tennessee General Partnership, dated August 5, 2021, recorded August 9, 2021, as Instrument No. 20210809-00106728, Register's Office for Davidson County, Tennessee.

BEING a portion of the property conveyed to MS Development Partnership, a Tennessee General Partnership by Deeds of record as Instrument No. 20080428-0042871, dated April 25, 2008, recorded April 28, 2008, Instrument No. 20080428-0042870, dated April 25, 2008, recorded April 28, 2008, and 20070517-0059256, dated May 15, 2007, recorded May 17, 2007, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 251 Stonecrest Circle, 117, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR VASTLAND NORTHCREST DEVELOPMENT, LLC to JOSEPH COOK AND LISA COOK FOR THE TRANSFER OF PROPERTY LOCATED AT 251 STONECREST CIRCLE, 117, NASHVILLE, TN 37209.]

Witness our/my hand on the 30th day of September, 2022.

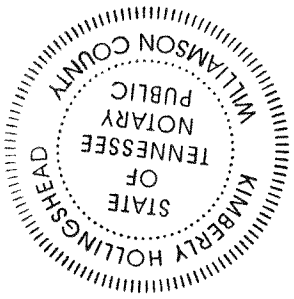
Vastland Northcrest Development, LLC

BY: _____
Mack H. McClung, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSO

Before me, the undersigned, of the state and county aforesaid, personally appeared, Mack H. McClung with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himselff to be the Member of Vastland Northcrest Development, LLC, a Tennessee Limited Liability Company , and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of Vastland Northcrest Development, LLC, a Tennessee Limited Liability company by himself as Member.

Witness my hand and official seal this 30th day of September, 2022.



_____
Notary Public
My Commission Expires: 2/12/23

Certificate of Authenticity

I, Kimberly Hollingshead, 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 Sept. 30, 2022

Kimberly Hollingshead, Esq.

Sept. 30, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30th day of Sept., 2022.

Notary Signature

My Commission Expires_____

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023