Name and Address of New Owner:
Cook Land Development, LLC
157 Powers Rd
Oakdale TN 37829
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 932898 DEEDWARR
10/24/2022 08:42:30 AM 4 pgs
Fees: $23.00 Taxes: $1,979.50
20221024-0115072

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

Map & Parcel No: 07505004400

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, **Aubrey S. Pratt, Sr. and Frances Delores Evans Pratt, a married couple**, "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 Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Lana in Davidson County, Tennessee, being Lot No. 7 in the Peterson Heirs Subdivision, as made by Earl Drake, of Lot No. 3 and Lot No. 1 in the Subdivision of Lot No. 1 in the Subdivision of the Matt Donelson lands, a plat of which is recorded in Book No. 161, page 62, of the Register's Office of Davidson County, Tennessee to which reference is here made for a more perfect description. Said Subdivision of the Peterson Heirs Subdivision, as surveyed by Erle Drake, is plated [sic] and recorded in Book 843, page 49, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Aubrey S. Pratt, Sr., and wife, Frances Delores Evans Pratt from Donald Dwain Marsh and Richard Alfred Marsh, tenants in common and devisees under the Will of Vera Peterson Marsh, by Warranty Deed dated 09/12/1988 and recorded 10/12/1988 in Book 7675, page 522, Register's Office of said County.

Property more commonly known as 3 Hills Laane, Hermitage TN 37076.

Property being is conveyed to Cook Land Development, LLC, a Limited Liability Company without an updated property survey

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 19th day of October, 2022.

X _____ (SEAL)
Aubrey S. Pratt, Sr.

X _____ (SEAL)
Frances Delores Evans Pratt

STATE OF TENNESSEE
COUNTY OF Davidson.

On this 19th day of October, 2022, before me personally appeared Aubrey S. Pratt, Sr. and Frances Delores Evans Pratt, 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 19th day of October, 2022.

_____
Notary Signature
My commission expires: 11/16/2024

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 $535,000.00, 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 19th day of October, 2022.

_____
Notary Signature
My commission expires: 11/16/2024

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No: QMT-10942-2022

EXHIBIT A

Property 1:
New survey to be provided per contract.

Being the same property conveyed to Aubrey S. Pratt, Sr., and wife, Frances Delores Evans Pratt from Donald Dwain Marsh and Richard Alfred Marsh, tenants in common and devisees under the Will of Vera Peterson Marsh, by Warranty Deed dated 09/12/1988 and recorded 10/12/1988 in Book 7675, page 522, Register's Office of said County.

Being further conveyed to Cook Land Development, LLC, from Aubrey S. Pratt, Sr. and Frances Delores Evans Pratt, by Deed dated 10/19/2022, of record in Deed Book _____, Page _____, Instrument No. _____ in the Davidson County Register of Deeds .

Map/Parcel #: Property 1:
07505004400

This property is more commonly referred to as follows: 3 Hills Lane, Hermitage, TN 37076

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 10/19/2022 (date of document).

Shannon O'Neill

10/19/2022

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 19 day of October, 2022.

Notary's Signature

My Commission Expires: 11-22-2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD