Karen Johnson Davidson County
Batch# 939510 DEEDWARR
11/09/2022 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20221109-0120164

WARRANTY DEED

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES: 5-18-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 5-18-2024 (AFFIX SEAL)

MJ-EXP-22-415

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Finn Holdings, LLC	**NEW OWNER**	
(NAME) **849 Wren Road**	(NAME)	**083 10 0 122.00**
(ADDRESS) **Nashville, TN 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES COOK AND WIFE, JENNIFER COOK, AKA JAMES HOWARD COOK, JR. AND JENNIFER GINGERY COOK**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FINN HOLDINGS, LLC**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot Nos. 45, 46, 47, 48, on the Map of McEwen Place, of record in Book 332, Page 133, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to James Cook and wife, Jennifer Cook, by Warranty Deed from Deirdre Reaves, and husband, and Giles Reaves, of record in Instrument No. 20041102-0132005, in the Register's Office of Davidson County, Tennessee, dated October 29, 2004 and recorded on November 02, 2004.

This conveyance is subject to:
- Taxes and assessments for the year 2022.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Mc. Ewen Place, as recorded in Plat Book 332, Page(s) 133 .
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **415 Bushnell Street, Nashville, Tennessee 37206**.

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 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 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.

Witness my/our hand(s) this the 31st DAY OF OCTOBER, 2022.

James Howard Cook, Jr.

Witness my/our hand(s) this the 28TH DAY OF OCTOBER, 2022.

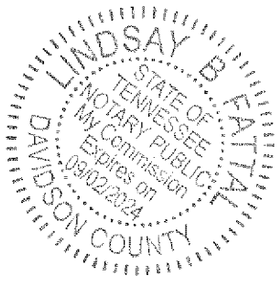
Jennifer Gingery Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES HOWARD COOK, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

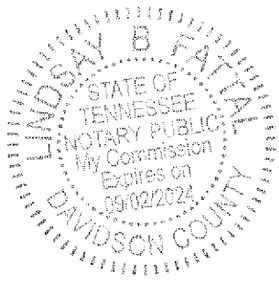


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER GINGERY COOK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28TH of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Kelsie Holloway 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 10/31/2022 (date of document).

Kelsie Holloway

Affiant Signature

11/8/2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 8 day of November 2022.

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 2/20/23

Notary's Seal (if on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY