WARRANTY DEED

Karen Johnson Davidson County
Batch# 961398 DEEDWARR
01/17/2023 10:06:30 AM 4 pgs
Fees: $23.00 Taxes: $610.50
20230117-0003464

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KATELYNNE C. BOWMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON COMM. EXPIRES OCT. 2, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cooke Investment Group Inc	Grassland Financial Services	Parcel ID: 081-01-0-034.00 and
(NAME) 1810 Hailey Avenue	(NAME) 1108 Battlewood Street	
(ADDRESS) Nashville , TN 37218	(ADDRESS) Franklin, TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Shari Lynne Smith, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cooke Investment Group Inc, a Tennessee corporation**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Map of Haileys Subdivision of part of Block 5 in G.T. Sheegog Subdivision, of record in Plat Book 547 at page 155, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James H. Smith and wife, Kathy L. Smith from Young Sik Chun and wife, Kyung Suk Chun by Warranty Deed dated July 7, 1986 and recorded on July 15, 1986 in Book 6916, Page 726, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James H. Smith from Kathy Hauge, formerly known as Kathy L. Smith by Quitclaim Deed dated October 10, 1995 and recorded on November 3, 1995 in Book 9849, Page 416, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James H. Smith, a Life Estate and James Victor Smith, Remainder in

fee simple by and through Robert Greene, Trustee by Quitclaim Deed dated September 29, 2016 and recorded on October 4, 2016 in Instrument No. 20161004-0104507, Register's Office for Davidson County, Tennessee. The said James Victor Smith having since died, testate, on November 29, 2016, his Last Will and Testament devising the subject property to Shari Lynne Smith. The decedent's estate was probated in the Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 17P188. The said James H. Smith having died on November 29, 2016, thereby extinguishing his life estate interest.

Further being the same property conveyed to Shari Lynne Smith by and through Robert Greene, Trustee by Quitclaim Deed dated April 2, 2017 and recorded on May 5, 2017 in Instrument No. 20170505-0044915, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1810 Hailey Avenue, Nashville , TN 37218

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 13 day of Jan , 2023

Shari Lynne Smith

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Shari Lynne Smith, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of January, 2023.

Notary Public

My Commission Expires:

(SEAL)

KATELYNNE C. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT. 2, 2023

Certificate of Authenticity

I, Jameika Jones, 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 1/13/2023.

Date

Jameika Jones
Affiant Signature

01/17/2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 17th day of January, 20 23.

Notary's Signature

My Commission Expires: _____
Date

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

Notary's Seal (if on paper)