(1)

Karen Johnson Davidson County
Batch# 1004338 DEEDWARR
05/17/2023 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20230517-0037032

STATE OF Tennessee
COUNTY OF Davidson

Return TO
TRI STAR TITLE & ESCROW LLC
1535 W NORTHFIELD BLVD UNIT 16
MURFREESBORO, TN 37129

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2023.

Notary Public
MY COMMISSION EXPIRES: 8-19-24
File No. G23-18548

CHRISTY FIELDER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-19-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Greg Cooke, Kendra Cooke, and Kory Cooke (NAME) 222 Harris St. (STREET ADDRESS) Madison, TN 37115 (CITY) (STATE) (ZIP)	Cross Country Mortgage, LLC (NAME) 2160 Superior Ave (STREET ADDRESS) Cleveland, OH 44114 (CITY) (STATE) (ZIP)	052-01-0-033

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Josh Jones and Taylor Jones, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kory Alan Cooke, unmarried man, Kendra Ann Cooke and Greg Cooke, wife and husband**, 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. 37 in Block B on the Plan of Final Plat of Crittenden Estates Subdivision of record in Plat Book 974, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Josh Jones, a single man by Deed dated May 18, 2020, recorded May 27, 2020, in Instrument Number 20200527-0054666, in the Register's Office of Davidson County, Tennessee.

Taylor Jones joins in this conveyance to convey any interest she may have in said property particularly her marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 222 Harris Street, Madison, TN 37115.

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. Whenever 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 4th day of May, 2023.

Josh Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of May, 2023, before me personally appeared Josh Jones, 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 4th day of May, 2023.

Notary Signature
My commission expires: 1/28/26

Witness my/our hand(s) this 25 day of April, 2023.

Taylor Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25 day of April, 2023, before me personally appeared Taylor Jones, 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 25 day of April, 2023.

Notary Signature
My commission expires: 1/28/26

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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 **05/04/2023.**

Name: **Sheri Morgan**
Title: **President**
Date **05/17/2023**

STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **05/17/2023.**



Notary Public: **Brandie A Phillips**
My Commission Expires: **05/18/2024**
Commission #: **na**