Name and Address of New Owner:
Family Christian Fellowship
925 Industrial Dr
Old Hickory TN 37138

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1033410 DEEDWARR
08/02/2023 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20230802-0059518

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

Map & Parcel No: 053-08-0B-003-00

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, **Richard Van Kluyve, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Family Christian Fellowship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan Declaration of Covenants, Conditions and Restrictions for Cook's Landing Lakeshore Condominiums, as shown of Exhibit "B" of Cook's Landing Lakeshore Condominiums, of record in Instrument No. 20170731-0077332 and amended and restated, converting to Cook's Landing Lakeshore Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180716-0068745 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 Richard Van Kluyve, a married man, from Cook Land Development, LLC, a limited liability company, by Warranty Deed dated May 18, 2022 and recorded June 21, 2022 in Instrument #20220621-0070313, said Register's Office. Grantor herein makes oath that the within described property is neither his principal residence nor the principal residence of his spouse and/or dependents.

Being a portion of the same property PREVIOUSLY conveyed to Cook Land Development, LLC, from Tim Polston by Warranty Deed dated March 24, 2017 and recorded April 11, 2017 in Instrument #20170411-0035186, said Register's Office.

Property more commonly known as 216 22nd Street, Old Hickory TN 37138.

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.

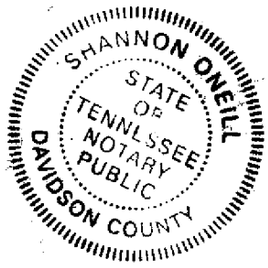
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of August, 2023.

_____(SEAL)
Richard Van Kluyve

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of August, 2023, before me personally appeared Richard Van Kluyve, 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 1st day of August, 2023.

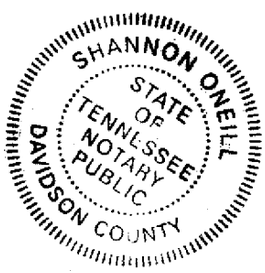


_____
Notary Signature
My commission expires: 11/16/2024

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 $650,000.00, 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 1st day of August, 2023.

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

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 **8/1/2023** (date of document).

Shannon O'Neill

8/1/2023

Date

State of Tennessee
County of **Davidson**

Sworn to and subscribed before me this **1** day of **August**, 2023.

Notary's Signature

My Commission Expires: 11-22-2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD