RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1045183 DEEDWARR
09/01/2023 10 26 50 AM 2 pgs
Fees $13 00 Taxes $2,867 50

20230901-0068673

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF SEPTEMBER, 2023

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES 4/27/2025
(AFFIX SEAL)

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Craig Michael Blackmer	Same as New Owner	
(NAME)	(NAME)	
6636 Burkitt Rd		187-00-0-006-00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4801		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **DARRELL ALLEN COOKE AND TAMRA ANN COOKE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CRAIG MICHAEL BLACKMER,** 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 situated in the 5th Civil District of Davidson County, Tennessee, containing 11.75 acres, more or less, according to a survey made by E. L. Miller, Jr. & Co., dated March 18, 1963, more particularly described as follows:

Tract No. 5:

Beginning at a spike in the center line of Burkett Road approximately 2 miles plus 911 feet east from the Nolensville Road; thence North 4 deg. 52' east a distance of 1,279 feet to an iron pin; thence south 89 deg. 00 east a distance of 198 feet to an iron pin; thence south 4 deg. 52' east a distance 1,294 feet to a spike in the center line of Burkett Road; thence along the center line of. Burkett Road, north 85 deg, 08' west. a distance of 198 feet to a spike, the point of beginning: said tract being designated as Tract No. 5 and containing 5.85 acres, more or less.

Tract No. 6:

Beginning at a spike in the center of Burkett Road approximately 2 miles plus 1,109 feet east from the Nolensville Road; thence north 4 deg. 52' east a distance of 1,294 feet to an iron pin; thence south 89 deg. 00' east a distance of 198 feet to an iron pin; thence south 4 deg. 52' west a distance of 1,304 feet to a spike in the center line of Burkett Road; thence along the center line of Burkett Road, north 85 deg. 55' west a distance of 164.7 feet to a spike in the center line of. Burkett Road; thence still along the center line of Burkett. Road north 85 deg. 08' west. a distance of 33:3. feet to the point of beginning; said tract being designated as Tract No. 6, and containing 5.90 acres, more or less. Containing in all 11.75 acres, more or less.

Being the same property conveyed to Harold F. Cooke and wife, Ruby Lucky Cooke by deed from W. Lawrence Lethold and Robert T. Rucker of record in Book 3877, page 623, Register's Office for Davidson County, Tennessee. Ruby Lucky Cooke having since died on August 20, 2006 leaving Harold F. Cooke as the surviving tenant by the entirety.

Harold F. Cooke having since died on April 2, 2021. The said Harold F. Cooke's Last Will and Testament having been administered through Probate in Docket No. 21P-814 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Darrell Allen Cooke is the residuary beneficiary under said Last Will and Testament.

Being a portion of the same property conveyed to Darrell Allen Cooke and Tamra Ann Cooke, husband and wife by Quitclaim deed from Darrell Allen Cooke, married of record in Instrument No. 20220419-0044859 Register's Office for Davidson County, Tennessee, dated December 9, 2021 and recorded on April 19, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6636 Burkitt Rd. Antioch, TN 37013-4801
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 my hand this 1st day of September, 2023

DARRELL ALLEN COOKE

TAMRA ANN COOKE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darrell Allen Cooke and Tamra Ann Cooke, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 1st day of September, 2023

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public