WARRANTY DEED

Karen Johnson Davidson County
Batch# 1173323 DEEDWARR
08/22/2024 03:49:30 PM 2 pgs
Fees: $13.00 Taxes: $1,257.63
20240822-0064716

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF August, 2024

Megan Crawford
Notary Public

MY COMMISSION EXPIRES: 10-25-26

(AFFIX SEAL)

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

MST 2024-1027

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Omar Lopez Diaz	Nows Home Mortgage a division of Ixonia Bank	150 03 0 363.00
(NAME)	(NAME)	
3449 Shakertown Road	20225 Water Tower Blvd, Ste 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brookfield, WI 53045	
(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, **Ceylon Cook, Personal Representative for the Estate of Joann Cook,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin Omar Lopez Diaz, unmarried man,** 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. 417, on the Plan of Section Nine, The Country, of record in Book 6900, Page 285 and 286, Register's Office of Davidson County, Tennessee.

Said Lot No. 417 fronts 80.00 feet on the southerly margin of Shakertown Road, and extends back 97.00 feet on the easterly line and 120.00 feet on the westerly line to a broken line in the rear measuring 108.84 feet thereon.

Being the same property conveyed to Joann B. Cook, unmarried by Warranty Deed from Fred A. Donham and wife, Lorraine Jean Donham fka Lorraine Jean Johnson dated May 12, 2006 and recorded May 22, 2006 in Instrument No. 200060522-0059809, Register's Office of Davidson County, Tennessee.

Joann B. Cook having since died on May 28, 2023, and sale of said property by Ceylon Cook as Personal Representative was ordered by the Probate Court for Davidson County, Tennessee on June 30, 2024, and approved by Court Order on August 9, 2024, Docket Number 23P1219.

Subject to: Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 285-286, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 7402, Page 977 and Book 7404, Page 292, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Deed to Metropolitan Nashville and Davidson County in Book 8377, Page 799, and Book 8377, Page 803, said Register's Office.

This property, known as 3449 Shakertown Road, Antioch, TN 37013
(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 13 DAY OF August, 2024.

Estate of Joann Cook

BY: _____

Ceylon Cook, Personal Representative

STATE OF KANSAS
COUNTY OF Sedgwick

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named CEYLON COOK, PERSONAL REPRESENTATIVE FOR THE ESTATE OF JOANN COOK, 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 13th day of August, 2024.

_____
Notary Public
My commission expires: 10·21·2024

NOTARY PUBLIC - State of Kansas
Lavenna J Carter
My Appt. Expires 10·21·2024

True Copy Certification

I, Yvette Meldrum, 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 August 13, 2024.

Affiant Signature _____

August 13, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of August 2024.

_____
Notary's Signature

MY COMMISSION EXPIRES: 01/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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