This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-4076-AJ

Karen Johnson Davidson County
Batch# 1174617 DEEDWARR
08/26/2024 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20240826-0065593

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $499,000.00.

Affiant

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Subscribed and sworn to before me, this the 23rd day of August, 2024.
28th

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Timothy Steven Lynch and Elizabeth Byrd Bell Lynch, Trustees of Timothy and Elizabeth Lynch Family Trust dated April 7, 2014 1212 Laurel St #2007 Nashville, TN 37203	New Owner	053 08 0B 010.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jennifer Street, a single woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Timothy Steven Lynch and Elizabeth Byrd Bell Lynch, Trustees of Timothy and Elizabeth Lynch Family Trust dated April 7, 2014**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Certain real estate located in Davidson County, Tennessee, as follows:

Being Unit No. 10 of COOK'S LANDING LAKESHORE TOWNHOMES, a horizontal property regime with private elements, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain Declaration of Cook's Landing Lakeshore Condominiums of record in Instrument No. 20170731-0077332, as amended by Amended and Restated Declaration converting Cook's Landing Lakeshore Condominiums 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.

Together with the Limited Common Elements and Private Elements appurtenant thereto as described in Instrument No. 20180716-0068745, in the Register's Office for Davidson County, Tennessee, and being more particularly shown on the Plat of COOK'S LANDING LAKESHORE TOWNHOMES, a Horizontal Property Regime with Private Elements set forth in Exhibit "B" of said Declaration, said Register's Office.

Being the same property conveyed to Jennifer Street, by Warranty Deed from Cook Land Development LLC, a Tennessee limited liability company, of record in Instrument No. 20211220-0167525, in the Register's Office of Davidson County, Tennessee, dated November 24, 2021, and recorded on December 20, 2021.

This is improved property located at: **2200 Lakeshore Drive, Old Hickory, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of August, 2024.

GRANTOR:

Jennifer Street

Jennifer Street

STATE OF Missouri
COUNTY OF Cass

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jennifer Street, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of August, 2024.

Chelle L Anderson

Notary Public
My Commission expires: 08/14/2028

CHELLE L ANDERSON
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 16166566
My Commission Expires 08-14-2028

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 08/23/2024.

Affiant Signature

08/26/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 08/26/2024.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

