Name and Address of New Owner:
Richard Allen Meyers, III
1320 Rolling Sunset Street
Henderson, NV 89052

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 053-08-0B-004-00

Karen Johnson Davidson County
Batch# 1214714 DEEDWARR
12/11/2024 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20241211-0096214

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, **Samuel Parker,a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Richard Allen Meyers, III, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 4 of Cook's Landing Lakeshore Townhomes, a Horizontal Property Regime with Private elements, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotates and as established by that certain Declaration ofCook1s landing lakeshore Condominiums of record in Instrument Number 20170731-0077332, as amended by AMENDING AND RESTATED DECLARATION OF CONVERTING TO COOK'S LANDING CONDOMINIUMS TO COOK1S LANDING LAKESHORE TOWNHOMES, A HORIZONTALPROPERTY REGIME WITH PRIVATE ELEMENTS of record in Instrument Number 20180716-0068745, in the Register's office for Davidson County, Tennessee, Reference is hereby made to the Plat of Cook's Landing Lakeshore Townhomes, a Horizontal Property Regime with private elements set forth in Exhibit 1 of said Declaration for the location of the unit described herein.

Being the same property conveyed to Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company, a 90% undivided interest in and to said property, and Samuel Parker, an unmarried man, a 10% undivided interest in and to said property, as tenants in common, from Samuel Parker, a single man, by Quitclaim Deed dated June 28, 2023 and recorded September 15, 2023 in Instrument #20230915-0072530, said Register's Office.

Being the same property further conveyed to Samuel Parker, a single man, from Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed dated 12/09/2024 and recorded in Instrument # 202412110096213 said Register's Office.

Property more commonly known as 218 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 9th day of December, 2024.

_____(SEAL)
Samuel Parker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of December, 2024, before me personally appeared Samuel Parker, 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 9th day of December, 2024.

_____
Notary Signature
My commission expires: 11/22/25

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

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 $515,000.00, 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 WILLIAMSON

Sworn to and subscribed before me this 9th day of December, 2024.

_____
Notary Signature
My commission expires: 11/22/25

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 **Dec. 9, 2024** (date of document).

Jennifer L. Pennell

December 11, 2024

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **11** day of **Dec**, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

