WARRANTY DEED

Karen Johnson Davidson County
Batch# 1228779 DEEDWARR
01/22/2025 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20250122-0004864

STATE OF TENNESSEE
COUNTY OF DEKALB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 1,150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 day of January, 2025.

Notary Public

MY COMMISSION EXPIRES: 12-6-26

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DEKALB COUNTY

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jarrod M. Cooper and Amy E. Cooper	Same	Parcel ID: 049-01-0B-001.00
(NAME) 501 CHERRY GROVE LN. WHITES CREEK, TN 37189	(NAME)	
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Cherry Grove III, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jarrod M. Cooper and Amy E. Cooper, husband and wife** 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. 1 on the Final Plat, Cherry Grove, Phase 1A, as shown by plat appearing of record in Instrument No. 20050815-0096231 in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the same property conveyed to Cherry Grove III, LLC, By Warranty Deed from Linda Gail Thomson Jarrett and David O. Huff, husband and wife and Stephen E. Huff and wife, Lisa Huff and Country Maid Farms, Inc., dated August 31, 2021 recorded September 07, 2021, of record in Instrument No. 20210907-0119684 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 501 Cherry Grove Lane, Whites Creek, TN 37189

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 our hands this 17 day of JAN, 2025

Cherry Grove III, LLC, a Tennessee Limited Liability Company

By: _____
Keith Ridley

By: _____
Tarrick Love

By: _____
Tanisha Hart-Love

STATE OF TENNESSEE
COUNTY OF DeKalb

Before me, a Notary Public in and for the aforesaid state and county, personally appeared **Keith Ridley**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged himself to be a Member of Cherry Grove III, LLC, the bargainor, and that he, as such Member, being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of the LLC by himself as such Member.

Witness my hand and official seal, this the 17 of January, 2025.

_____
Notary Public
My Commission Expires: 12-1-25

J HILTON CONGER STATE OF TENNESSEE NOTARY PUBLIC DEKALB COUNTY

STATE OF TENNESSEE
COUNTY OF DeKalb

Before me, a Notary Public in and for the aforesaid state and county, personally appeared **Tarrick Love**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged himself to be a Member of Cherry Grove III, LLC, the bargainor, and that he, as such Member, being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of the LLC by himself as such Member.

Witness my hand and official seal, this the 17 of January, 2025.

_____
Notary Public
My Commission Expires: 12-1-26

J HILTON CONGER STATE OF TENNESSEE NOTARY PUBLIC DEKALB COUNTY

STATE OF TENNESSEE
COUNTY OF DeKalb

Before me, a Notary Public in and for the aforesaid state and county, personally appeared **Tanisha Hart-Love**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged herself to be a Member of Cherry Grove III, LLC, the bargainor, and that she, as such Member, being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of the LLC by herself as such Member.

Witness my hand and official seal, this the 17 of January, 2025.

_____
Notary Public
My Commission Expires: 12-1-26

J HILTON CONGER STATE OF TENNESSEE NOTARY PUBLIC DEKALB COUNTY

Certificate of Authenticity

I, Tara Crook, 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 January 17, 2025.

Tara Crook
Affiant Signature

January 22, 2025
Date

State of Tennessee
County of DeKalb

Sworn to and subscribed before me this 22nd day of January, 2025.

Julianna C. Gassaway
Notary's Signature

My Commission Expires: 10-26-27

Notary's Seal:

