THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-7382-WE	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 352,100.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May, 2024. Notary Public MY COMMISSION EXPIRES: 5-9-26 (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1140883 DEEDWARR
05/30/2024 10:24:19 AM 2 pgs
Fees: $13.00 Taxes: $1,302.77
20240530-0040053

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kookiroo LLC, a Tennessee limited liability company	NEW OWNER	
100 Powell Place, Suite 1275		072-09-0-193.00
Nashville, TN 37204		
(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, **The Sprague Family Trust, dated October 20, 2017**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kookiroo LLC, a Tennessee limited liability company**

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 the Westerly one-half of Lot No. 14 on the Map of East Hill Addition, as of record in Book 332, Page 33, Register's Office for said County, Said Westerly one-half of Lot No. 14 fronts 50 feet on the Northerly margin of Delmas Avenue and extends back between parallel lines 191 feet, more or less, to a dead line in the rear.

Being the same property conveyed to Bryan G. Sprague and Stephanie A. Sprague by Warranty Deed from Keith L. McIntosh and wife, Cindy C. McIntosh of record in Instrument No. 20060411-0041736 Register's Office for Davidson County, Tennessee, dated March 31, 2006 and recorded on April 11, 2006.

Being the same property conveyed to Bryan Grant Sprague and Stephanie Ann Sprague, Trustees of The Sprague Family Trust, dated October 20, 2017 by Quitclaim Deed from Bryan G. Sprague and Stephanie A. Sprague of record in Instrument No. 20171023-0108432 Register's Office for Davidson County, Tennessee, dated October 23, 2017 and recorded on October 23, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved X improved property known as **931 Delmas Avenue, Nashville, TN 37216**

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 the 28 day of May, 2024.

The Sprague Family Trust, dated October 20, 2017

BY: _____
Bryan Grant Sprague, Trustee

BY: _____
Stephanie Ann Sprague, Trustee

STATE OF CA
COUNTY OF Plumas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Bryan Grant Sprague and Stephanie Ann Sprague** with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the **Trustee** of the **The Sprague Family Trust,** the within named bargainor, and Trust, and that he/she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Bryan Grant Sprague and Stephanie Ann Sprague** as such **Trustee.**

Witness my hand and official seal this the 28th day of May, 2024

My Commission expires: 6/22/2027

_____
Notary Public

MGC1 STACEY M. ESTRADA COMM. # 2451232 NOTARY PUBLIC - CALIFORNIA SIERRA COUNTY COMM. EXPIRES JUNE 22, 2027 MGC1

MGC1 STACEY M. ESTRADA COMM. # 2451232 NOTARY PUBLIC - CALIFORNIA SIERRA COUNTY COMM. EXPIRES JUNE 22, 2027 MGC1