WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September, 2024.

Notary Public
MY COMMISSION EXPIRES:

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

Karen Johnson Davidson County
Batch# 1178270 DEEDWARR
09/05/2024 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20240905-0068510

File #24-PA-0917-P

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mariana Souza	**United Wholesale Mortgage, LLC**	
(NAME)	(NAME)	**072 13 0 255.00**
917 Douglas Avenue	**585 South Boulevard East**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Pontiac, MI 48341**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

GRANT COOK, AN UNMARRIED PERSON, AND MICHELLE DARDEN COOK, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MARIANA SOUZA, A SINGLE WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 216 on the Plan of TREVECCA SUBDIVISION OF RENRAW of record in Plat Book 421, Page (s) 72 and 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michelle Darden Cook and Grant Cook, Wife and Husband, by Warranty Deed from Cori Vallentine, Unmarried and Carly Hough, of record in Instrument No. 20150605-0052670, in the Register's Office of Davidson County, Tennessee, dated May 28, 2015 and recorded on June 05, 2015.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TREVECCA SUBDIVISION OF RENRAW, as recorded in Plat Book 421, Page(s) 72-73
* Any and all existing easements and restrictions as shown of record not stated herein

The execution of this instrument is affected by the signature of Loy Carney *as Attorney-in-Fact for* ***MICHELLE DARDEN COOK****, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number* 202409050068509 *Register's Office for* ***Davidson*** *County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: 917 Douglas Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 3rd day of September, 2024.

Grant Cook

Michelle Darden Cook by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of September, 2024, before me personally appeared Grant Cook, 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 3rd day of September, 2024.

Notary Signature
My commission expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **MICHELLE DARDEN COOK**, and who acknowledged he/she/they executed the same as the free act and deed of the said **MICHELLE DARDEN COOK**.

Witness my hand and official seal this **3rd** day of **September, 2024**.

Notary Signature
My Commission Expires: _____



True Copy Certification

I, **Pam Autry,** 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 this the 3 day of September, 2024.

Affiant Signature

Date 9/3/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of September, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028