WARRANTY DEED

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF ~~Robertson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of April, 2025

Notary Public

My Commission Expires 10/4/27

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP / PARCEL NUMBERS
Kookiroo LLC	**New Owner**	052 01 0 10400 and 052 01 0 10500
100 Powel Pl , Ste 1275		
Nashville, TN 37204		

Karen Johnson
Batch # 1267621
05/02/2025 10 11 05 AM
Fees $13 00 Taxes $647 50
20250502-0034061

Davidson County
DEEDWARR
2 pgs

For and consideration of the sum of Ten 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, Tiffany Leigh Stults, 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 Lots 15 and 16, of Block "A", on the Plan of Crittenden Estates, as of record in Book 974, page 69, Register's Office for said County

Said Lots Nos. 15 and 16 adjoin and front together 100 feet on the northerly side of Neely's Bend Road, and runs back between parallel lines, 165 feet to a dead line

Being the same property conveyed to Luther William Jackson and Virginia Jackson, as tenants in common, from Avert J Gaw, by Deed dated February 20, 1990 and as of record in Book 8050, page 628, said Register's Office

Virginia Jackson, also known as Virginia Mai Jackson, died, testate, on December 11, 1991 Pursuant to the Last Will and Testament of Virginia Mai Jackson, probated in Case No 98432 in the Probate Court for Davidson County, Tennessee, the herein-described real property was bequeathed to Luther William Jackson The Last Will and Testament of Virginia Mai Jackson is of record in Book 8526 Page 616, Register's Office for Davidson County, Tennessee The Order pertaining to the Estate of Virginia Mai Jackson is of record in Book 8526, Page 614, Register's Office for Davidson County, Tennessee

Luther William Jackson died, testate, on November 27, 2024 Pursuant to the Last Will and Testament of Luther William Jackson, probated in Case No 25P186 in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, the herein-described property was devised to Tiffany Leigh Stults

This conveyance is subject to the following:

Any and all easements and minimum building setback lines of record

All matters as shown on plat of record in Plat Book 974, Page 69, said Register's Office

Taxes for the year 2025 are a lien, not yet due and payable and subsequent years

This is unimproved X improved property, known as 325 Neelys Bend Road, Madison, TN 37115

And unimproved property known as 0 Neely's Bend Road, Madison, TN 37115

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 my hand this 30th day of April, 2025

T. Stults

Tiffany Leigh Stults

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 30th day of April, 2025, before me personally appeared Tiffany Leigh Stults, 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 30th day of April, 2025

Notary Signature
My commission expires
5.20.25

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON