Name and Address of New Owner:
Jacob Bott and Mackenzie Mahon
1203 Kenmore Place
Nashville, Tennessee 37216

Send Tax Bills To:
CrossCountry Mortgage
2160 Superior Avenue
Cleveland, Ohio 44114

This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 072 06 0 318.00

Karen Johnson Davidson County
Batch# 1271110 DEEDWARR
05/09/2025 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20250509-0036519

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, **Kim H. Cooper, and Jimmy Don Cooper, wife and husband**,"the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jacob Bott, a single man, and Mackenzie Mahon, a single woman,** "the Grantees ," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 2 on the map showing JONES AND LAND SUBDIVISION, not of record, or part of Lot No. 41, Map of KENMORE, of record in Book 332, Page 32, Register's Office for said County.

Said Lot No. 2 fronts feet on the Westerly side of Foster Street and runs back between parallel line 180.72 feet to a dead line in the rear. The point of intersection of Southerly line of said Lot No. 2 with the Westerly margin of Foster Street is 314.53 feet more or less North of the intersection of the Northerly margin of McGavock Street with the said Westerly margin of Foster Street.

Being the same property conveyed to Kim H. Cooper and Jimmy Don Cooper, wife and husband, by Warranty Deed from Lori D. Hill, unmarried recorded in Instrument No. 20150909-0091733, as corrected by Scrivener's Affidavit recorded in Instrument No. 20170209-0013907, in the Register's Office of Davidson County, Tennessee, dated September 08, 2015 and recorded on September 09, 2015.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 8th day of May, 2025.

Kim H Cooper (SEAL)
Kim H. Cooper

Jimmy Don Cooper (SEAL)
Jimmy Don Cooper

STATE OF NEW MEXICO
COUNTY OF

On this 8th day of May, 2025, before me personally appeared Kim H Cooper and Jimmy Don Cooper, 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 8th day of May, 2025.

Corinne Prudencio
Notary Signature
My commission expires:

STATE OF NEW MEXICO
NOTARY PUBLIC
CORINNE PRUDENCIO
Commission Number 1061807
Commission Expires August 12, 2027

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 $499,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Irving Lee Cooper + Kim H. Cooper
AFFIANT

STATE OF NEW MEXICO
COUNTY OF

Sworn to and subscribed before me this 8th day of May, 2025.

Corinne Prudencio
Notary Signature
My commission expires:

STATE OF NEW MEXICO
NOTARY PUBLIC
CORINNE PRUDENCIO
Commission Number 1061807
Commission Expires August 12, 2027

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 May 8, 202_5

May 9, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 9th day of May, 2025.

Notary Public:

My Commission Expires: 7.6.26