WARRANTY DEED

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ HOOD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Lori Lee Loving
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2025

Rosetta Bookman
Notary Public

MY COMMISSION EXPIRES: 2-2-2029
(AFFIX SEAL)

ROSETTA BOOKMAN
Notary ID #128271234
My Commission Expires
February 2, 2029

File No. KS-25-9894

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer K. Cooke, Trustee of Jennifer K Cooke Revocable Living Trust dated August 18, 2016	Jennifer K Cooke Revocable Living Trust dated August 18, 2016	
(NAME)	(NAME)	142-10-0B-053.00-CO
519 Belle Point Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, I/we, **Lori Lee Loving, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer K. Cooke, Trustee of Jennifer K. Cooke Revocable Living Trust dated August 18, 2016**, HEREINAFTER CALLED THE GRANTEE, 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. 53 on the Plan of A Planned Unit Development Belle Pointe, Phase IV of record in Plat Book 6900, Page 44, 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 Lori Lee Loving, unmarried by Warranty Deed from Jacquelin O. Patillo, unmarried of record in Book 10141, page 641, Register's Office for Davidson County, Tennessee, dated July 31, 1996 and recorded on August 01, 1996.

This is property more commonly known as 519 Belle Point Court, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Karen Johnson Davidson County
Batch# 1280884 DEEDWARR
06/03/2025 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20250603-0043594

Witness my/our hand this 2nd day of June, 2025.

Lori Lee Loving

STATE OF TEXAS
COUNTY OF HOOD

On this 2nd day of June, 2025, before me personally appeared Lori Lee Loving, 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 2nd day of June, 2025.

Notary Signature
My commission expires: 2-2-2029

ROSETTA BOOKMAN
Notary ID #128271234
My Commission Expires
February 2, 2029

Certificate of Authenticity

I, Krystal Schuster, 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 6/2/25.

Date

Affiant Signature

6/2/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of June, 2025.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27
Date

Notary's Seal (if on paper)