This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-6597-AP

Karen Johnson Davidson County
Batch # 1310039 DEEDWARR
08/14/2025 08:46:41 AM 2 pgs
Fees: $13.00 Taxes: $6,105.00
20250814-0064684

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 8-ORE-25-315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,650,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of August, 2025.

Notary Public
My Commission Expires: 09-07-2026

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rhett Wiseman 3325 Felicia St., Unit B Nashville, TN 37209	Same as New owner	115-12-0-056

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **George A. Cook III and Donna Cook, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Rhett Wiseman, single** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 27, Section "B", Plan of West Meade Farms, Inc., according to survey and plat of same appearing of record in Book 1835, page 7, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to George A. Cook III and Donna Cook, husband and wife by Warranty Deed from Belmont University, dated December 7, 2015, recorded December 9, 2015, of record in Instrument No. 20151209-0124053, Register's Office for Davidson County, Tennessee.

This is improved property located at: **315 Gun Club Road, Nashville, TN 37205**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of August, 2025.

GRANTOR:

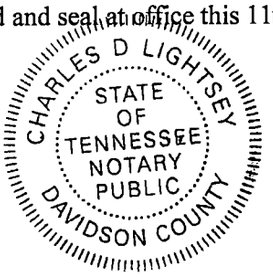
George A. Cook, III

Donna Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared George A. Cook, III and Donna Cook, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of August, 2025.



Notary Public
My Commission expires: 3/3/26