THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8942-WE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 725,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2025 Notary Public MY COMMISSION EXPIRES 5-9-26 (AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 133048 I
10/06/2025 10 22 45 AM
Fees $13 00 Taxes $2,682 50

Davidson County
DEEDWARR
2 pgs

20251006-0079470

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Faith Christian	Faith Christian	
931-B Delmas Avenue	3347 Midwick Dr.	072-09-3T-002.00-CO
Nashville, TN 37216	Frisco, TX 75034	
(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, **Kookiroo, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Faith Christian**

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 Unit No. B on the Plan of 931 Delmas, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20240626-0047811, 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 a portion of the same property conveyed to Bryan G. Sprague and Stephanie A Sprague by Warranty Deed from Keith L McIntosh and wife Cindy C McIntosh of record in Instrument No 20060411-0041736 Register's Office for Davidson County, Tennessee, dated March 31, 23006 and recorded on April 11, 2005.

Being a portion of the same property conveyed to Bryan G Sprague and Stephanie A Sprague, Trustees of The Sprague Family Trust, dated October 20, 2017 by Quit Claim Deed from Bryan G. Sprague and Stephanie A Sprague of record in Instrument No. 20171023-0108432 Register's Office for Davidson County, Tennessee, dated October 23, 2017 and recorded on October 23, 2017.

Being a portion of the same property conveyed to Kookiroo LLC, a Tennessee Limited Liability Company by Warranty Deed from The Sprague Family Trust, dated October 20, 2017 of record in Instrument No. 20240530-0040053 Register's Office for Davidson County, Tennessee, dated May 28, 2024 and recorded on May 30, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **931-B Delmas Avenue, Nashville, TN 37216**

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 our hands this the 30 day of September, 2025.

Kookiroo, LLC

BY: _____
Joel Morley

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, personally appeared Joel Morley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of the maker, **Kookiroo, LLC, a Tennessee limited liability company,** and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 30 day of September, 2025.

My Commission expires _____

_____
Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028