THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-9040-WE

Karen Johnson Davidson County
Batch# 1342266 DEEDWARR
11/05/2025 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $3,329.63
20251105-0088251

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 899,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Cook and Corey McClain	LENDING HAND MORTGAGE, LLC	
79 Ravenwood Hills Circle	510 LENTZ DRIVE	131-06-0C-059.00-CO
Nashville, TN 37215	MADISON, TN 37115	
(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, WE, **James Philip McIntyre, Jr and Michelle Grace McIntyre, and their successors in trust. as Co-Trustees of the James and Michelle McIntyre Trust dated August 13, 2024**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael E. Cook and Corey McClain, a married couple**

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 Lot No. 98, on the plan of Revised Plat of Burton Hills Village of Ravenwood Tract 20, as of record in Plat Book 6900, Page 363, amended in Book 7436 Page 795, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James Philip McIntyre Jr. and Michelle Grace McIntyre, husband and wife as joint tenants by Special Warranty Deed from Zillow Homes Property Trust, a Delaware Statutory Trust of record in Instrument No. 20220113-0005004 Register's Office for Davidson County, Tennessee, dated January 03, 2022 and recorded on January 13, 2022.

Being the same property conveyed to James Philip McIntyre, Jr. and Michelle Grace McIntyre, and their successors in trust, as Co-Trustees of the James and Michelle McIntyre Trust dated August 13, 2024, a Tennessee tenants by the entireties trust by Quitclaim Deed from James Philip McIntyre, Jr. and Michelle Grace McIntyre, husband and wife of record in Instrument No. 20241001-0075829 Register's Office for Davidson County, Tennessee, dated August 13, 2024 and recorded on October 01, 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 **79 Ravenwood Hills Circle, Nashville, TN 37215**

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 31ST day of OCTOBER, 2025.

James Philip McIntyre, Jr and Michelle Grace McIntyre, and their successors in trust. as Co-Trustees of the James and Michelle McIntyre Trust dated August 13, 2024

BY: James P McIntyre Jr CO-TRUSTEE
James Philip McIntyre, Jr.
Its: Co-Trustee

BY: Michelle Grace McIntyre, Co-Trustee
Michelle Grace McIntyre
Its: Co-Trustee

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **James Philip McIntyre, Jr. and Michelle Grace McIntyre,** with whom I am personally acquainted and who upon their oath acknowledged themselves to be the **Co-Trustees** of the **James and Michelle McIntyre Trust dated August 13, 2024** the within named bargainor, and Trust, and that they as such Co-Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing their name of the Trust, by the said **James Philip McIntyre, Jr. and Michelle Grace McIntyre** as such **Co-Trustees**.

Witness my hand and official seal this the 31 day of October, 2025

NOTARY PUBLIC

My Commission Expires: 7/3/28

SAMUEL F. ANDERSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 31. 2025.

Affiant Signature

5th day of November, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

