Karen Johnson Davidson County
Batch# 1359355 DEEDWARR
12/18/2025 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20251218-0100615

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $412,000.00

Affiant

Subscribed and sworn to before me, this 16th day of December, 2025.

Jennifer Russell
Notary Public
My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Michael Kenneth Cooper II **Simone Margaret Robert**	**STEADFAST MORTGAGE, LLC**	**07216001500**
1815 Tammany Dr	**2 CADILLAC DR**	
Nashville, TN 37216	**BRENTWOOD, TN 37027**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Mark Waks, and/or his successors, as Trustee of the MIW Holdings Business Trust

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

Michael Kenneth Cooper II, an unmarried man and Simone Margaret Robert, and unmarried woman, as joint tenants with right of survivorship

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. 8, Plan of Sherwood, First Addition, of record in Plat Book 1835, Page 23, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Mark Waks, and/or his successors, as Trustee of the MIW Holdings Business Trust, by Warranty Deed from Hannah R Dennison, unmarried, and Rachel P George, married, dated February 14, 2014, of record in Instrument No. 20140214-0013315, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1815 Tammany Dr, 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 in 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.

_____ Date: 12/12/2025

Mark Waks, and/or his successors, as Trustee of the MIW Holdings Business Trust

STATE OF California

COUNTY OF Los Angelys

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **MARK WAKS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Trustee of the MIW Holdings Business Trust and that he is authorized by the MIW Holdings Business Trust to execute this instrument on its behalf.

Witness my hand, at office, this 12th day of December, 2025.

_____
NOTARY PUBLIC

My Commission Expires: March 15, 2028

NPC1 JAZMANI RESHA ADAMS COMM. #2484546 NOTARY PUBLIC- CALIFORNIA LOS ANGELES COUNTY My Comm. Expires Mar 15, 2028 NPC1

Certificate of Authenticity

I, Jennifer Russell, 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 12/12/25.
Date

Jennifer Russell
Affiant Signature

12/16/25
Date

State of TN
County of SUMNER

Sworn to and subscribed before me this 16th day of December, 20 25.

R Paulsson
Notary's Signature

My Commission Expires: 9-19-2028

Notary's Seal (if on paper)

