Karen Johnson Davidson County
Batch# 1398614 DEEDWARR
03/27/2026 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,853.70
20260327-0024552

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $501,000.00.

Camille Cooke
Affiant

Subscribed and sworn before me this the 24 day of March, 2026.

April Sumrud
Notary Public
My commission expires: 12/19/28

APRIL SUMRUD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Thanigaivelan Kanagasabai Thylasri Arasamani 7317 Blue Gable Road Hermitage, TN 37076	The Huntington National Bank 2778 West Jackson St. Bldg C - 2nd Floor Tupelo, MS 38801	086-12-0D 051.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CAMILLE COOKE, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to THANIGAIVELAN KANAGASABAI AND THYLASRI ARASAMANI, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No 51, on the plan of RIVERBROOK PHASE 3 FINAL SUBDIVISION PLAT, as shown on plat of record in Instrument 20230113-0003136, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Camille Cooke, an unmarried woman, and Grant Burke, an unmarried man, as tenants in common with rights of survivorship, by deed dated 03/13/2024, from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20240321-0019555, Register's Office for said County.

9/3/2025 CC

The said Grant Burke having died ~~03/09/2025~~ thereby vesting the property solely in Camille Cooke, as the surviving tenant by right of survivorship.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7317 Blue Gable Road, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 23 day of March, 2026.

Camille Cooke

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Seminole

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Camille Cooke, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of March, 2026.

My commission expires: 03.09.2028

Notary Public

MEGHAN SARAH WOODS
Notary Public - State of Florida
Commission # HH 483116
My Comm. Expires Mar 9, 2028
Bonded through National Notary Assn.

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 March 23. 2026

Affiant Signature

27th day of March, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202603270024552