Karen Johnson Davidson County
Batch# 1403397 DEEDWARR
04/08/2026 01:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260408-0028423

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409 *et sq.* Affiant Sworn to and subscribed before me this MARCH 30, 2026 Comm Exp. Notary Public

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
SAM LEE COOK, III and MILDRED JOYNER COOK, Trustees		
COOK FAMILY TRUST dated March 24, 2026	SAME AS NEW OWNER	131-3-L-1
1708 Shackleford Road		
Nashville, Tennessee 37215		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, SAM L. COOK, III and wife, MILDRED J. COOK (Grantors), do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to SAM LEE COOK, III and MILDRED JOYNER COOK, Trustees of the COOK FAMILY TRUST dated March 24, 2026 (Grantees), and any amendments thereto, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Unit 1708 of Bonner Glen Condominium as defined in the Master Deed for Bonner Glen Condominium of record as Instrument No. 200006120058716, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to SAM L. COOK, III and wife, MILDRED J. COOK, , from BONNER GLEN PARTNERS, a General Partnership, by Warranty Deed of record in Instrument Number 20010619-0065035, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The legal description is taken from the prior deed of 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 Grantees, their heirs, successors and 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 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.

The property is known as 1708 Shackleford Road, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on March 24, 2026.

SAM L. COOK, III

MILDRED J. COOK

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SAM L. COOK, III and MILDRED J. COOK, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 24th of March 2026

NOTARY PUBLIC

My Commission Expires: My Commission Expires July 7, 2027

LYNN G MILNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 24, 2026

3/30/26
PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 30th day of March, 2026.

Notary Public

My Commission Expires: _____

