WARRANTY DEED

JM-FK-26-1011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mackenzie Erin Cook and Thomas Edwin Cook	**Same As New Owner**	
(NAME)	(NAME)	
1011 Ashmore Dr		**161-06-0A-063.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AIMEE KAWABATA, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MACKENZIE ERIN COOK, AN UNMARRIED WOMAN, AND THOMAS EDWIN COOK, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHTSOF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being Unit 63 on the Plan of Oakhill Townhomes, Phase 2, Lot 2, as shown as Exhibit "A-A" to the Declaration of Protective Covenants, Conditions, Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Aimee Kawabata, An Unmarried Woman by Warranty Deed from Ashleigh Orellana, Married of record in Instrument No. 20180807-0077556 Register's Office for Davidson County, Tennessee, dated August 6, 2018 and recorded on August 7, 2018.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Plan of record in Plat Book 4460, Page (s) 76 and 77, Register's Office for Davidson County, Tennessee.
- Plan of record as Instrument Number 20070911-0108866, Register's Office of Davidson County, Tennessee.
- Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes with By-Laws appended thereto, of record in Instrument Number 20070614-0071397, supplemented in Instrument No. 20080325-0030014 and Instrument No. 20080709-0070601 and Instrument No. 20120328-0026459, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA for Open Space/Common Areas of record in Instrument Number 20080909-0092190, in the Register's Office for Davidson County, Tennessee.
- Roadway Dedication of record in Book 6749, Page 459, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20070205-0014422, and Instrument No. 20070404-0040188, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1011 Ashmore Dr, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 1403809 DEEDWARR
04/09/2026 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,457.43
20260409-0028967

Witness my/our hand(s) this the 7th DAY OF APRIL, 2026.

Aimee Kawabata

Scott Rice

Scott Rice, spouse of Aimee Kawabata, hereby joins in this conveyance and does transfer and convey any and all marital interest Scott Rice may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AIMEE KAWABATA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of April, 2026.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT RICE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of April, 2026.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Emilee Barrett, 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 4/7/26 (date of document).

Emilee Barrett
Affiant Signature

4/9/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9th day of April 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5.24.28

NOTARY'S SEAL

