Karen Johnson Davidson County
Batch# 1413981 DEEDWARR
05/01/2026 09:15:30 AM 4 pgs
Fees: $23.00 Taxes: $802.53
20260501-0038722

# WARRANTY DEED

TIERRA STAGGS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

B-ELAM-26-410-209

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/25/2026
(AFFIX SEAL)

**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) |
|---|---|---|
| **Griffin Cook and Hylan Cook** | New Owner | |
| (NAME) | (NAME) | **105-16-0C-018.00-CO** |
| **410 Rosedale Ave #209** | | |
| (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, **JAMES GREGORY MULKEY, JR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GRIFFIN COOK, UNMARRIED, AND HYLAN COOK, MARRIED,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 410209, Building No. C-1, as specified on the Plat shown in the Declaration of Covenants, Conditions, Restrictions and Bylaws, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, Restrictions and Bylaws for Park at Melrose Heights, a Condominium Development, of record in Instrument No. 20140903-0080570, amended in Instrument No. 20150211- 0012545, Second Amendment of record in Instrument No. 20150223-0015231, and Third Amendment of record in Instrument No. 20160524-0051837 and Assignment of Declarant's Rights as of record in Instrument No. 20151019-0106253, Register's Office for Davidson County, Tennessee, Reference is hereby made to the plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as set out on Exhibit "D", Parts C1 and C2 on the Third Amendment to the Declarations, of record in Instrument No. 20160524-0051837, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to James Gregory Mulkey, a single man by Warranty Deed from Park at Melrose Heights II, LLC, a Tennessee limited liability company of record in Instrument No. 20161219-0132775 Register's Office for Davidson County, Tennessee, dated December 15, 2016 and recorded on December 19, 2016.

Being the same property conveyed to James Gregory Mulkey, Jr., a single man by Quitclaim Deed from James Gregory Mulkey, a single man of record in Instrument No. 20161221-0133891 Register's Office for Davidson County, Tennessee, dated December 15, 2016 and recorded on December 21, 2016. James Gregory Mulkey, Jr, having since married.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 90, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of Park at Melrose Heights, a Condominium Development, with By-Laws appended thereto, of record in Instrument Number 20140903-0080570 and as amended in Instrument No. 20150211-0012545, Instrument No. 20150223-0015231, Instrument No. 20151019-0106253 and Instrument No. 20160524-0051837, Register's Office for Davidson County, Tennessee.

• Assignment of Declarant's Rights of record in Instrument Number 20151019-0106253, in the Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as set out on Exhibit "D", Parts C1 and C2 on the Third Amendment to the Declarations, of record in Instrument No. 20160524-0051837, Register's Office for Davidson County, Tennessee.
• Charter of Park at Melrose Heights Condominium Association, Inc. of record in Instrument Number 20140820-0075537, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement Sanitary Sewers and/or Storm Drainage in Favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4251, Page 953, in the Register's Office for Davidson County, Tennessee.
• Easements retained by Metro Government pursuant to an alley closure of record as Bill No. 087-22 in the Metro Clerks Office, closing Alley No. 1833 east of Canady Avenue.
• Application to combine parcels of record in Instrument Number 20080508-0047907, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances in in Favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument Number 20081103-0108990, in the Register's Office for Davidson County, Tennessee.
• Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20081103-0108951, in the Register's Office for Davidson County, Tennessee.
• Grant of Utility Line Easement in Favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument Number 20131219-0128193, in the Register's Office for Davidson County, Tennessee.
• All matters set forth in the Declaration Establishing 440 Business Center Land Condominium of record in Instrument Number 20111209-0096389, as amended in Instrument No. 20130904-0093227, in the Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the plan attached as Exhibit "D" to the Declaration of record in Instrument Number 201111209-0096389, as amended by Instrument No. 20130904-0093227, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20150126-0007090, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20180309-0022562, in the Register's Office for Davidson County, Tennessee.
• Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20151120-0117818, in the Register's Office for Davidson County, Tennessee.
• Rules and Regulations of record in Instrument Number 20231115-0089095, 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: **410 Rosedale Ave #209, 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.

Witness my/our hand(s) this the 30th DAY OF APRIL, 2026.

James Gregory Mulkey, Jr.

Jessica Rice

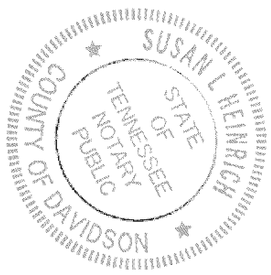
Jessica Rice, spouse of James Gregory Mulkey, Jr., hereby joins in this conveyance and does transfer and convey any and all marital interest Jessica Rice may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES GREGORY MULKEY, JR., 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 30th of April, 2026.

Notary Public
My Commission Expires: 7/6/26
(SEAL)

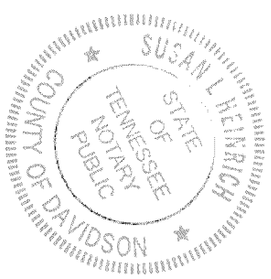



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA 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 30th of April, 2026.

Notary Public
My Commission Expires: 7/6/26
(SEAL)




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

# TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tiera Staggs 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 April 30th, 2026.

Custodian's Signature

04/30/2026
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Public

MY COMMISSION EXPIRES: 05.16.29

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY