WARRANTY DEED

Karen Johnson Davidson County
Batch# 1418032 DEEDWARR
05/08/2026 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20260508-0041719

File #26-JJ-0804-C

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Lilliston and Abby Harris	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	
804 Neartop Drive	**3940 North Ravenswood Avenue**	**103 10 0 115.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Chicago, IL 60613**	
(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,

CHARLES EDWARD COOKE, JR AND MOLLY HENDERSON COOKE, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ANDREW LILLISTON, AN UNMARRIED PERSON, AND ABBY HARRIS, AN UNMARRIED PERSON, AS JOINT TENANTS WITH RIGHT OF 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 Lot No. 22 on the plan of BROOKSIDE COURTS, SECTION 3, ADDITION NO. 4 of record in Plat Book 2083, Page 25, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Charles Edward Cooke, Jr. And Molly Henderson Cooke, husband and wife, by Warranty Deed from John Chamberlin and Ellie Chamberlin, husband and wife, of record in Instrument No. 20240925-0074491, in the Register's Office of Davidson County, Tennessee, dated September 25, 2024, and recorded on September 25, 2024.

Being the same property conveyed to John Chamberlin and Ellie Chamberlin, husband and wife, by Warranty Deed from Leigh C. Eberle F/K/A Leigh C. Counts, a married woman, of record in Instrument No. 20210316-0034551, in the Register's Office of Davidson County, Tennessee, dated March 12, 2021, and recorded on March 16,2021.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKSIDE COURTS, SECTION 3, ADDITION NO. 4, as recorded in Plat Book 2083, Page(s) 25.
* Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 2015, Page 59.ge)
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **804 Neartop Drive, Nashville, TN 37205**.

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 7th day of May, 2026.

Charles Edward Cooke, Jr

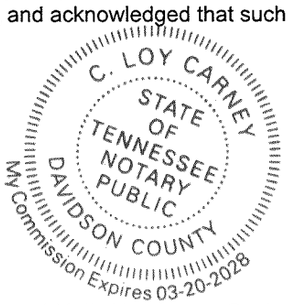
Molly Henderson Cooke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of May, 2026, before me personally appeared Charles Edward Cooke, Jr, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of May, 2026.

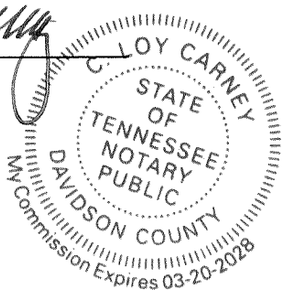
Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON



On this 7th day of May, 2026, before me personally appeared Molly Henderson Cooke, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of May, 2026.

Notary Signature
My commission expires:



True Copy Certification

I, **Tammy Carney,** 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 this the 7th day of May, 2026.

Affiant Signature
Date 5.7.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7 day of May, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

