Karen Johnson Davidson County
Batch# 1429956 DEEDWARRSP
06/09/2026 02:18:30 PM 5 pgs
Fees: $28.00 Taxes: $556.85
20260609-0052207

AFTER RECORDING RETURN TO:
Appellate Real Estate Solutions LLC
6851 Jericho Turnpike
Suite 110
Syosset, NY 11791
File No. 727-XOME-3417

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 15002039000

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 3 day of June, 2026, by and between **MidFirst Bank,** located at 999 NW Grand Boulevard, Oklahoma City, OK 73118, hereinafter referred to as Grantor(s) and **Joni Cockrill, single,** residing at 6001 Turning Leaf Dr, Smyrna, TN 37167, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Fifty Thousand Five Hundred and 00/100 Dollars ($150,500.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Davidson County, State of TN:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 754 Lake Terrace Drive, Nashville, TN 37217

Prior instrument reference: Instrument No. 20260209-0009739, Recorded: 2/09/2026

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 3 day of June, 2026.

MidFirst Bank

Name: Madison Graspo
Title: Vice President

MIDFIRST BANK CORPORATE SEAL OKLAHOMA

STATE OF Oklahoma
COUNTY OF Oklahoma

Before me, Kayla Baird, a Notary Public, of the State and County mentioned, personally appeared Madison Graspo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Vice President (insert title) of MidFirst Bank, the within named Grantor and that such Vice President (insert title) executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Oklahoma, this 3 day of June, 2026.

Notary Public

My Commission expires: Kayla Baird

KAYLA BAIRD NOTARY # 23003162 EXP. 08/16/27 PUBLIC STATE OF OKLAHOMA

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE. DESCRIBED AS FOLLOWS, TO-WIT

Being Lot No 41B, Zone Lot Division, Lots Nos 16, 17, 25 thru 33, and 37 thru 45, Harbor Gate, Section One Revised, of record in Plat Book 6250, Page 638, amending Plat Book 5200, Page 712, Registers Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same premises conveyed to Casey Dick and Tara Martin by Deed from Keith W. Abrams, dated August 7, 2019 and recorded August 21, 2019 in Instrument No. 20190821-0083841, Register's Office for Davidson County, Tennessee.

Parcel ID: 15002039000

Property commonly known as: 754 Lake Terrace Drive, Nashville, TN 37217

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 150,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Jennifer Hicks
Affiant

Print Name: Jennifer Hicks

STATE OF New York
COUNTY OF Nassau

Sworn to and subscribed before me this 3rd day of June, 2026

Notary Public
My Commission Expires:

JAMES M CHECKOSKY
Notary Public, State of New York
No. 01CH6085871
Qualified in Richmond County
Commission Expires January 7, 20

Name and address for person(s) responsible for taxes:

Joni Cockrill
6001 Turning Leaf Dr
Smyrna, TN 37167

Name and address of property owner:

Joni Cockrill
6001 Turning Leaf Dr
Smyrna, TN 37167

Tennessee Certification of Electronic Document

I, Jennifer Hicks, 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 6/3/2026 (date of document).

Jennifer Hicks
Affiant Signature

6/3/2026
Date

STATE OF New York
COUNTY OF Nassau

Sworn to and subscribed before me this 3rd day of June, 2026.

Notary's Signature

My Commission Expires: 1/7/2027

NOTARY'S SEAL

JAMES M CHECKOSKY
Notary Public, State of New York
No. 01CH6085871
Qualified in Richmond County
Commission Expires January 7, 2027

1/7/2027