Karen Johnson Davidson County
Batch# 1437245 DEEDWARR
06/23/2026 11:37:30 AM 4 pgs
Fees: $23.00 Taxes: $3,306.69
20260623-0056477

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $893,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ALEJANDRA HOLI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2026

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0741

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Nashville Metro Holdings LLC a Tennessee limited liability company	Nashville Metro Holdings LLC a Tennessee limited liability company	145-12-0-008.00
(NAME)	(NAME)	
1012 Norfleet Drive	1012 Norfleet Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37220	Nashville TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Ninety-Three Thousand Seven Hundred And No/100 Dollars ($893,700.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ESTHER M. COOKE AKA ESTHER MAC DOUGALL, Individually and as Executrix of the Estate of John White Cooke, AKA JW Cooke,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASHVILLE METRO HOLDINGS LLC A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A 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. 41 on the plan of Lakeview Manor, of record in Book 2133, pages 39, 40, and 41, Register' Office for said County.

Said Lot No. 41 fronts 204.6 feet on the northwesterly margin of Norflee Drive and extends back 250.1 feet on the westerly line and 205.5 feet on the easterly line to a dead line in the rear, measuring 178.99 feet thereon.

Being the same property conveyed to J. W. Cooke and Esther Mac Dougall by Warranty Deed from Horst Peter Schauland and wife, Mary Louise Schauland of record in Book 5868, Page 931, Register's Office for Davidson County, Tennessee, dated April 01, 1982 and recorded on April 28, 1982. John White Cooke, aka JW Cooke died March 28, 2024, and title vested in Esther M. Cooke, formerly Esther Mac Dougall, see Probate of record in the Seventh Circuit Court of Davidson County, Tennessee Probate Division Docket #25P596.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.
Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

unimproved ☐
This is improved ☑ property, known as 1012 Norfleet Drive, Nashville, TN 37220
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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 our hands this 17 day of June, 2026.

Esther M. Cooke, Individually and as Executirx
of the Estate of John White Cooke

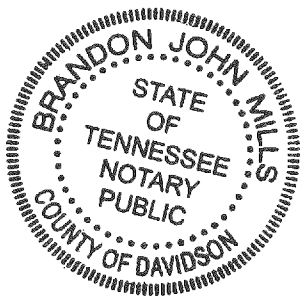
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17 day of June, 20 26, before me personally appeared Esther M. Cooke, individually and as Executrix of the Estate of John White 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 (or person's) free act and deed.

Notary Public

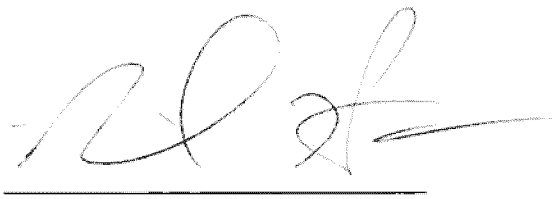
My Commission Expires: 01/21/28

(SEAL)



Certificate of Authenticity

I, Nick Harris, 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 **6/17/26**.



Affiant Signature

6/17/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **17** day of **June**, 20**26**.



Notary's Signature

My Commission Expires: 3/9/27

Date

