Karen Johnson Davidson County
Batch# 1442721 DEEDWARR
07/07/2026 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20260707-0060832

WARRANTY DEED

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 5/21/2030
(AFFIX SEAL)

File No. EM-26-2715

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leanna N. Cooke and Brendan G. Cooke	New Owner	
(NAME) 1311 Ardee Avenue	(NAME)	061-16-0-233 .00
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Faith Benson and Daniel Gorin, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leanna N. Cooke and Brendan G. Cooke, wife and husband,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 58 on the Plan of Re-Subdivision of Sunnymeade, Unit No. 01 and No. 02 of record in Plat Book 974, Page (s) 56 and 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Faith Benson, an unmarried woman by Warranty Deed from R. Donald Benson, A Married Person of record in Instrument No. 20190506-0042263 Register's Office for Davidson County, Tennessee, dated May 02, 2019 and recorded on May 06, 2019.

Faith Benson married Daniel Gorin on August 24th, 2024 in Davidson County Tennessee.

This is property more commonly known as 1311 Ardee Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 heirs 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 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 this 29 day of June, 2026.

Faith Benson

Daniel Gorin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29 day of June, 2026, before me personally appeared Faith Benson and Daniel Gorin, 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 29 day of June, 2026.

Notary Signature
My commission expires:



CERTIFICATE OF AUTHENTICITY

I, Blake Harris Reynolds, do hereby make oath that I am a licensed attorney and/or 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 29th day of June, 2026.

Blake Harris Reynolds
Date: 6/30/2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Notary Public
My Commission Expires: 8/15/27

