Karen Johnson Davidson County
Batch # 1449673 DEEDWARR
07/21/2026 09:36:50 AM 2 pgs
Fees: $13.00 Taxes: $1,461.13

20260721-0065721

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $394,900.00.

Affiant

Subscribed and sworn to before me, this 17th day of July, 2026.

Notary Public

My commission expires:_____

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2029

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 100
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jonathan Freshour and Anna Street Freshour	**New Owner**	**172-12-0A-019.00CO**
913 Fallview Trail		
Nashville, TN 37211		

FOR AND IN 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,

Mindy E. Cook, an unmarried woman,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan Freshour and Anna Street Freshour, husband and wife,

HEREINAFTER CALLED THE GRANTEES, 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. 27 on the Plan of Bradford Hills, Section One of record in Plat Book 7900, Pages 110-112, 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 all of the property conveyed to Mindy E. Cook, by deed from John N. Cook and Beth H. Cook, husband and wife, of record in Instrument No. 20231016-0080870, dated October 13, 2023, Register's Office for Davidson County, Tennessee. And being the same property conveyed to John N. Cook and Beth H. Cook, husband and wife, by Warranty Deed, from Judith Ann Jackson, unmarried, recorded March 11, 2020, of record in Instrument No. 2020031 1-0027183, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 7900, Pages 110-112, Register's Office for Davidson, Tennessee.
c. Charter for Homeowners Association of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee.
d. PUD Boundary of record in Plat Book 7900, Page 6, in the Register's Office for Davidson County, Tennessee.
e. Sewer Easement of record in Book 7690, Page 260, Book 8377, Page 808 and Book 10316, Page 585, in the Register's Office for Davidson County, Tennessee.
f. Water Mains Easement of record in Book 8377, Page 769, in the Register's Office for Davidson County, Tennessee.
g. Agreement with Southern Bell Telephone Co. of record in Book 1113, Page 606 and Book 1318, Page 441, in the Register's Office for Davidson County, Tennessee.

h. Quitclaim Deed of common areas to Homeowners Association of record in Book 8154, Page 304, Book 9779, Page 672 and Instrument No. 20020807-0095356, in the Register's Office for Davidson County, Tennessee.
i. Storm Water Detention Agreement of record in Book 8497, Page 458, in the Register's Office for Davidson County, Tennessee.
j. Roadway Agreements of record in Book 5707, Page 706 and Book 5720, Page 183, in the Register's Office for Davidson County, Tennessee.
k. Restrictive covenants contained in an instrument of record in Book 8069, Page 170, amended in Book 8372, Page 901 and Book 9055, Page 826, Register's Office for Davidson County, Tennessee..
l. By Laws of record in Book 8071, Page 531, amended in Book 9570, Page 13 and amended in Instrument No. 20230831-0068146, Register's Office for Davidson County, Tennessee.
m. Subject to rights of others in and to common areas/elements.
n. Subject to lien for special assessment contained in DCCR's/Master Deed.
o. Subject to HOA dues- if any.
p. The rights of upper and lower riparian owners in and to the use of the waters of said Creek located on the premises and the natural unobstructed flow thereof.
q. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 913 Fallview Trail, Nashville, TN 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 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(s) this 17th day of July, 2026.

Mindy E. Cook

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Mindy E. Cook, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2026.

Notary Signature
My commission expires:

File #: 26-379

Russell J. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY