Karen Johnson Davidson County
Batch# 1451228 DEEDWARR
07/23/2026 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.13
20260723-0066998

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25885-DJ

This instrument was prepared from information furnished by the public records or Grantee. Midtown Title, LLC has not conducted a title search, examined title, or reviewed any survey in connection with the preparation hereof. By execution and acceptance of this deed, Midtown Title, LLC assumes no responsibility for matters that a title examination or survey would have disclosed.

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $334,900.00

Affiant

Subscribed and sworn to before me, this the 23rd day of July, 2026.

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amanda Paige Sauer and Jacob James Sauer 830 Todd Preis Drive Nashville, TN 37221	Guaranteed Rate, Inc 3940 N. Ravenswood Ave Ste 2W Chicago, IL 60613	142-09-0A-037-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Victoria DeYoung Cook, fka Victoria DeYoung and Kasey Ann Cook, married to each other,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jacob James Sauer and Amanda Paige Sauer, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit: Being Unit 27-B, DORAL COUNTRY VILLA, SECTION TWO Condominiums, as shown on plat of record in Book 4860, Page(s) 122 and as established under Master Deed of record in Book 5011, Page 395 as amended in Book 5015, Page 251, Instrument No. 20070504-0053687 and Instrument No. 20070523-0061626 and Master Deed for Doral Country Villas, Section II in Book 5048, Page 715 as amended in Book 5124, Page 165, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Victoria De Young, a single woman Kasey Ann Cook, a single woman as Joint Tenants with Rights of Survivorship, by Warranty Deed from Offerpad SPE Borrower A, LLC, a Delaware limited liability company, of record in Instrument No. 20220131-0010792, in the Register's Office of Davidson County, Tennessee, dated December 27, 2021, and recorded on January 31, 2022. Victoria DeYoung is now Victoria DeYoung Cook, married to Kasey Ann Cook.

This is improved property located at: **830 Todd Preis Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of July, 2026.

GRANTOR:

Kasey Ann Cook

Victoria DeYoung Cook, FKA Victoria DeYoung

STATE OF OREGON
COUNTY OF Washington

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kasey Ann Cook and Victoria DeYoung Cook, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17 day of July, 2026.

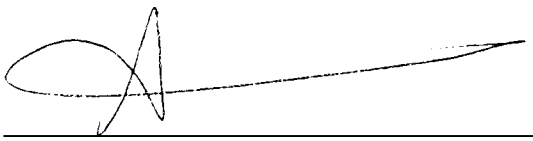
Notary Public
My Commission expires: 10-12-2026

OFFICIAL STAMP
SHERREY ADMIRE
NOTARY PUBLIC - OREGON
COMMISSION NO. 1029603
MY COMMISSION EXPIRES OCTOBER 12, 2026

202607230066998

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 7-17-2026.



Affiant Signature — Date: 7-17-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7-17-2026.

Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal