Karen Johnson Davidson County
Batch # 1455775 DEEDWARR
08/05/2026 09:32:14 AM 2 pgs
Fees: $13.00 Taxes: $1,513.30
20260805-0071912

# WARRANTY DEED

Official Seal
SENA MAE CROSS
Notary Public, State of Illinois
Commission No. 995605
My Commission Expires December 17, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,000.00.

Melissa Abbott-Cooke
Robert Cooke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2026.

Sena Mae Cross
Notary Public

MY COMMISSION EXPIRES: 12-17-2026
(AFFIX SEAL)

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

File No.: 2026-0952

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Michael David May, II and Jadyn Marie Christian | Same as New Owner | 172-15-0A-047.00-CO |
| (NAME) | (NAME) | |
| 804 Cobble Cove | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Nine Thousand And No/100 Dollars ($409,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT H. COOKE AND WIFE, MELISSA ABBOTT-COOKE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL DAVID MAY, II AND JADYN MARIE CHRISTIAN, HUSBAND AND WIFE,** 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. 113 on the Plan of Holt Woods, Section Four, of record in Plat Book 9700, Page 9, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Robert H. Cooke and wife, Melissa Abbott-Cooke by Warranty Deed from Nimalan Chinniah and wife, Swapna Chinniah of record in Instrument No. 20020611-0071183, Register's Office for Davidson County, Tennessee, dated June 10, 2002 and recorded on June 11, 2002.

**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.

unimproved ☐
This is improved ☑ property, known as 804 Cobble Cove, Nashville, TN 37211
(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 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 our hands this 03 day of August, 2026.

Robert H. Cooke

Melissa Abbott-Cooke

STATE OF Illinois
COUNTY OF DuPage

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Robert H. Cooke and Melissa Abbott-Cooke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 03 day of August, 2026.

Notary Public
My commission expires: 12-17-2026

Official Seal
SENA MAE CROSS
Notary Public, State of Illinois
Commission No. 995605
My Commission Expires December 17, 2026

*For Warranty Deed