Karen Johnson Davidson County
Batch# 1465331 DEEDWARR
08/31/2026 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,135.90
20260831-0080317

WARRANTY DEED

W-ORE-26-4109

KARA L. WALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/12/2030
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
K&M Development, LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
6023 Tivoli Trail		**061-10-0-047.00**
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARVIN COOK, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **K&M DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee:

Being the Northerly 70 feet of Lot No. 138 on the plan of Maplewood Heights Subdivision, as of record in Book 547, pages 77 and 78, Register's office for Davidson County, Tennessee.

Said part of Lot No. 138 fronts 70 feet on the Westerly side of Edwards Avenue and extends back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Marvin Cook by Special Warranty Deed fromManufacturers & Traders Trust Company, One M and T Plaza, New York, NY 14203-2399, Trustee for Securitization Series 1995-2, Agreement dated 5-1-95 of record in Instrument No. 20031106-0163255 Register's Office for Davidson County, Tennessee, dated November 4, 2003 and recorded on November 6, 2003. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 547, Page (s) 77 and 78, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2862, Page 396 and Book 5248 page 408, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4109 Edwards Ave, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 24th DAY OF AUGUST, 2026.

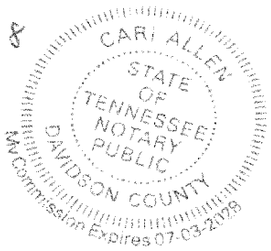
Marvin Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24th of August, 2026.

Notary Public
My Commission Expires: 7-3-28
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, 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 8/24/26.

Date

Affiant Signature

8/25/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of August, 20 26.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

JACOB MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028