Karen Johnson Davidson County
Batch# 1471640 DEEDWARR
09/10/2026 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20260910-0084242

WARRANTY DEED

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF September, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Cook	NEW OWNER	
(NAME)	(NAME)	059-15-0-098.00
708 Moormans Arm Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **GIRL TRIBE VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN COOK, AN UNMARRIED MAN,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Haynes Manor, Section 1, as of record in Book 3600, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete legal description of said lot.

Being the same property conveyed to Samuel C. Emanuel and wife, Mattie L. Emanuel by Warranty Deed from Frank Searcy, Jr., and wife, Gloria Searcy of record in Book 4978, Page 777, Register's Office for Davidson County, Tennessee, dated December 09, 1975 and recorded on December 11, 1975.

Samuel C. Emanuel aka Samuel Emanuel, Deceased.

Being the same property conveyed to Girl Tribe Ventures, LLC, a Tennessee Limited Liability Company by Warranty Deed from Mattie L. Emanuel of record in Instrument No. 20260327-0024366 Register's Office for Davidson County, Tennessee, dated March 26, 2026 and recorded on March 27, 2026.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

JS2026-1118

unimproved
This is improved x property, known as 708 Moormans Arm Rd, Nashville, TN 37207
(House Number) (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 my hand this 9th day of September, 2026

GIRL TRIBE VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: Daphne D. Larkin
DAPHNE D. LARKIN, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared Daphne D. Larkin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Sole Member of Girl Tribe Ventures, LLC, a Tennessee Limited Liability the within named bargainor, and that she as such a Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness this hand and seal 9th day of September, 2026.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

My Commission Expires 10/4/27

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

JS2026-1118

Certificate of Authenticity

I, Alli Pinkston, 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 **September 9, 2026**.

Date

Alli P

Affiant Signature

9/10/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10** day of **September**, 20_____.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County

202609100084242