Karen Johnson Davidson County
Batch# 1479190 DEEDWARR
10/01/2026 11:56:30 AM 8 pgs
Fees: $43.00 Taxes: $5,365.00
20261001-0090653

This Instrument was prepared by
And, after recording, return to:
G. Miller Hogan II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, TN 37203

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Susan H. Cooke **205 17th Avenue North, Suite 201** **Nashville, Tennessee 37203**	**(Same)**	**116-13-0-098.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, Warren R. Wachal, Jr., Donald H. Wachal, and Douglas L. Wachal (collectively, the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors, in hand paid, by Susan H. Cooke (the "Grantee"), the receipt and legal sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property").

This is improved property commonly known as: 5101 Harding Road, Nashville, Tennessee 37205.

This conveyance is subject to all matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and her heirs, successors and assigns, forever.

Grantors, for themselves and their heirs, successors and assigns covenant with Grantee that Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that Grantors have good right and lawful authority to sell and convey the Property; that Grantors have committed no act to encumber the Property; and that Grantee shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

[SIGNATURES PAGES FOLLOW]

[*Signature page for Warren R. Wachal, Jr.*]

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this 25 day of September 2026.

Warren R. Wachal, Jr.

STATE OF Minnesota)
)
COUNTY OF Jackson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Warren R. Wachal, Jr., the within-named bargainor, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of September 2026.

Notary Public

My commission expires: 1-31-2030

LAURA DUNLAVEY
NOTARY PUBLIC-MINNESOTA
My Commission Expires 1-31-2030

[*Signature page for Donald H. Wachal*]

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this 25 day of September 2026.

Donald H. Wachal

STATE OF Minnesota)
)
COUNTY OF Jackson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Donald H. Wachal, the within-named bargainor, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of September 2026.

Notary Public

My commission expires: 1-31-2030

LAURA DUNLAVEY
NOTARY PUBLIC-MINNESOTA
My Commission Expires 1-31-2030

[*Signature page for Douglas L. Wachal*]

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this 24 day of September 2026.

Douglas L. Wachal

STATE OF Minnesota)
)
COUNTY OF Waseca)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Douglas L. Wachal, the within-named bargainor, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September 2026.

Mary Jo Stangler
Notary Public

My commission expires: Jan. 31st 2031

MARY J STANGLER
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2031

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of this property, whichever is greater is $1,450,000.00.

Susan H. Cooke
Affiant

Sworn to and subscribed before me on this
29th day of September 2026.

Notary Public

GUY MILLER HOGAN II
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires January 31, 2029

My Commission Expires: Jan. 31, 2029

EXHIBIT A

[*Property Description*]

Land in Davidson County, Tennessee, being Lots 1 and 2, as shown on the map entitled H.B. Alexander's subdivision of the Byron Martin Property, of record in Plat Book 1130, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WARREN R. WACHAL, JR., DONALD H. WACHAL AND DOUGLAS L. WACHAL, SUBJECT TO THE LIFE ESTATE RESERVED BY WARREN WACHAL AND WIFE, LYDIA F. WACHAL, by deed from WARREN WACHAL AND WIFE, LYDIA F. WACHAL, of record in Book 8155, page 21, dated September 3, 1990, said Register's Office. WARREN WACHAL died on or about January 19, 2007, and LYDIA F. WACHAL died on or April 19, 2013, extinguishing said life estates. For further reference, see Affidavit of Identity and Survivorship of record in Instrument No. 20130614-0060797, said Register's Office.

- End of Exhibit -

EXHIBIT B

[Permitted Exceptions]

1. The lien for property taxes for the current year which are not delinquent and subsequent years.
2. Matters shown on the Plan of record in Book 1130, page 46, said Register's Office.
3. Agreement to American Telephone & Telegraph Co., in Book 1207, page 547, said Register's Office.
4. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Mrs. G.C. English to Fidelity Federal Savings & Loan Association of Nashville, of record in Book 5063, page 575, said Register's Office.
5. Lease Assignment and Assumption Agreement of record in Instrument No. 20011001-0105588, said Register's Office.
6. Quitclaim Deed of Leasehold Improvements in Instrument No. 20011001-0105602, said Register's Office.

- End of Exhibit -

Certificate of Authenticity

I, Melissa Goelz, 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 25, 2026.

Date

Affiant Signature

September 30, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of September, 2026.

Notary's Signature

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON

My Commission Expires: 07-18-2028
Date

Notary's Seal (if on paper)