THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200124427

Karen Johnson Davidson County
Batch# 366890 **DEEDWARR**
03/04/2020 03:25:26 PM 2 pgs
Fees: $13.00 Taxes: $2,029.64

20200304-0024373

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $548,550.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2020.

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brandon G. Rosenthal and Kathleen R. Rosenthal 4914 Roselawn Circle Nashville, TN 37215	New Owner	Tax Parcel ID No. 131 04 0 092.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Natalia Cooper and Seth Cooper, wife and husband** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Brandon G. Rosenthal and Kathleen R. Rosenthal, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19, Block 13 on the Plan of College Park, as of record in Plat Book 843, Page 29, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Natalia Cooper and Seth Cooper, wife and husband, by Warranty Deed from Jeff Cochran and Lauren Cochran, husband and wife, of record in Instrument No. 20170503-0043967, in the Register's Office of Davidson County, Tennessee, dated May 01, 2017 and recorded May 03, 2017

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 record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of College Park, as recorded in Plat Book 843, Page(s) 29.

This is improved property located at 1024 Belvidere Drive Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 28th day of February, 2020.

Seth Cooper

Natalia Cooper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Seth Cooper and Natalia Cooper, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021