Karen Johnson Davidson County
Batch# 419240 DEEDWARR
06/18/2020 01:16:58 PM 2 pgs
Fees: $13.00 Taxes: $869.50
20200618-0064381

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW20423

Send Tax Bills To:
Carson M. Cooper
4327 Goins Road
Nashville, TN 37211

New Owner is:
Carson M. Cooper
4327 Goins Road
Nashville, TN 37211

MAP/PARCEL: 147-07-0D-002.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Isai Joseph Leos and Norma E. Leos husband and wife**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Carson Cooper, single woman**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 4327 Goins Road, Nashville, Tennessee 37211

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being the certain condominium apartment shown as Unit No. 2 on the Plan of Amended and Restated Declaration of 4327 Goins Road Condominiums of record in Instrument No. 20131016-0108152 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Isai Joseph Leos and Norma E. Leos, husband and wife, by Quitclaim Deed from Norma Nava (nka Norma E. Leos) and Isai Joseph Leos, dated 3/7/2016 and recorded 3/14/2016 in Instrument No. 20160314-0023815; and being the same property previously conveyed to Norma Nava and Isai Joseph Leos, wife and husband, by Warranty Deed from Christopher L. Huskey, married, dated 8/12/0209 and recorded 8/17/2009 in Instrument No. 20090817-0077105, and as corrected by Corrected Warranty Deed dated 2/15/2013 and recorded 10/16/2013 in Instrument No. 20131016-0108153, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed from Ricardo F. Rodriguez dated 2/15/2013 and recorded 10/16/2013 in Instrument No. 20131016-0108154, said Register's Office, which conveys any interest the adjacent owner may have had in the subject property.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MSB-VAES-20432

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 10th day of June, 2020.

GRANTOR:

Isai Joseph Leos

Norma E. Leos

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Isai Joseph Leos and Norma E. Leos**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 10th day of June, 2020.

NOTARY PUBLIC
My Commission Expires: 10-11-2021

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

SWORN TO and subscribed before me this 11th day of June, 2020.

NOTARY PUBLIC
My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY