Karen Johnson Davidson County
Batch# 452279 DEEDWARR
08/07/2020 08:33:30 AM 5 pgs
Fees: $28.00 Taxes: $595.70
20200807-0087901

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2020.

August 6th

Notary Public

MY COMMISSION EXPIRES: 10/29/2023
(AFFIX SEAL)

AMY T. NELSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-29-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Santoori Investments, LLC	NEW OWNER	Parcel ID: 080-07-0-007.00
(NAME)	(NAME)	
P.O. Box 3407		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Joyce Evans, an unmarried woman and William Cooper, a married man and Tammy Cooper, an unmarried woman and Antwan Batey, a married man and Phillip Henry, a married man and Shanay Cooper, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Santoori Investments, LLC, a Tennessee limited liability company**, 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:

Land in Davidson County, Tennessee, being Lot No. 379 on the Plan of Section Two Bordeaux Hills, of record in Book 3600, Page 7, Register's Office for said County.

Said Lot No. 379 fronts 55 feet on the Northerly side of Dolan Drive and extends back between parallel lines 120 feet to a dead line.

Being the same property conveyed to Leroy D. Cooper and wife, Annie Doris Cooper, by Warranty Deed from Bynum G. Hampton, Jr. and wife, Pauline F. Hampton, of record in Book 4546, Page 78, in the Register's Office of Davidson County, Tennessee, dated October 18, 1971 and recorded on October 19, 1971.Being the same property conveyed to Leroy D. Cooper and Annie Doris Cooper, by Warranty Deed from Bynum G. Hampton, Jr. and wife, Pauline F. Hampton, of record in Book 4546, Page 78, in the Register's Office of Davidson County, Tennessee, dated October 18, 1971 and recorded on October 19, 1971.

Leroy D. Cooper having since died on June 22, 2004 leaving wife, Annie Doris Cooper as surviving spouse. Annie Doris Cooper died on February 14th, 2020 leaving heirs as followed: William Cooper (son), Tammy Cooper (daughter), Joyce Cooper (daughter) as her surviving children. Antwan Batey and Shanay Cooper (son and daughter of predeceased child, Raymond Cooper) and Phillip Henry, (son of predeceased child of Reba Cooper) as pursuant to Affidavit of Heirships, recorded simultaneously hereinwith.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A 206-2-307 or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1471 Dolan Road, Nashville, TN 37218

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 our hands this 31 day of July, 2020

Joyce Evans

William Cooper

Tammy Cooper

Antwan Batey

Phillip Henry

Shanay Cooper

STATE OF TENNESSEE

COUNTY OF SUMNER

I, BRANDON LIPPMAN, a Notary Public for the County of SUMNER and State of Tennessee, do hereby certify that Joyce Evans, a single woman and William Cooper and Tammy Cooper, a married woman and Antwan Batey, an unmarried man and Phillip Henry, an unmarried man and Shanay Cooper, an unmarried woman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st day of July, 2020.

Notary Public

My Commission Expires: 7.17.23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 10/29/2023

Amy T. Nelson

