Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0504-20

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of September, 2020

Notary Public
My Commission Expires: 2-27-21

Karen Johnson Davidson County
Batch# 471709 DEEDWARR
09/08/2020 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20200908-0102046

SHEILA K. REBURN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	
Wayne Nicholas James Pratt 924 Old Fountain Place Hermitage, TN 37076	New Owner	Map: 064-12-0A-924.00 CO

WARRANTY DEED

FOR AND IN 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, I/WE

Sherman L Cooper and Martha Joyce Cooper, husband and wife,

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wayne Nicholas James Pratt and Caraleisa Briana Pratt, husband and wife,

HEREINAFTER CALLED THE GRANTEE(S), 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, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 924, of Section 2, Fox Run Condominiums, of record in Book 5200, Page 148, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.

BEING the same property conveyed to Sherman L. Cooper and wife, Martha Joyce Cooper by Warranty Deed from Fox Run Company, Inc., a Tennessee corporation, dated 10/11/1983 and recoded 11/30/1983 in Book 6184, Page 371, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 924 Old Fountain Place Hermitage, TN, 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of September, 2020

Sherman L. Cooper
Sherman L Cooper
By Tina Louise Kapavik, Attorney in fact
Tina Louise Kapavik, Attorney-in-Fact
Martha Joyce Cooper
Martha Joyce Cooper
By Tina Louise Kapavik, Attorney in fact
Tina Louise Kapavik, Attorney-in-Fact

STATE OF TN
COUNTY OF RUTHERFORD

On this 3RD day of September, 2020, before me, the undersigned Notary Public for in and for the County and State aforesaid, personally appeared Tina Louise Kapavik, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Sherman L. Cooper and Martha Joyce Cooper, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument 20200904010111, and Instrument 20200904010111, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 3RD day of September, 2020.

Notary Public

My Commission Expires 2/21/22

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

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

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Tammy McCauley,** a notary public for this county and state, **Felicia Waldron** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 8/22/21

Notary Seal

