Karen Johnson Davidson County
Batch# 593573 DEEDWARR
03/17/2021 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20210317-0035226

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132683**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $270,000.00. Affiant Subscribed and sworn to before me, this 16th day of February, 2021. Notary Public My Commission Expires: 8/15/21

WARRANTY DEED

Address New Owner: Steven A. Cooper 743 Albar Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-09-0A-052.00 CO

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, **Vera R. Hendrickson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven A. Cooper, a single man**, ("Grantee"), his 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 Unit No. 45-B, on the Horizontal Property Regime for Doral Country Villa Condominiums, as recorded in the Master Deed of record in Book 5011, page 395, amended in Book 5119, page 749 and Book 5124, page 167 and as shown on Plat in Book 5050, page 48, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to VERA ROSE HENDRICKSON, by deed from LARA KIRBY KEY AND KERRIE JOHNSON, of record in Instrument No. 20181108-0110608 , dated October 31, 2018 , said Register's Office.

VERA ROSE HENDRICKSON conveyed her interest to VERA ROSE HENDRICKSON AND KIMBERLY PARKER, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, of record in Instrument No. 20181108-0110799, dated November 7, 2018, said Register's Office.

VERA ROSE HENDRICKSON AND KIMBERLY PARKER conveyed their interest to VERA R . HENDRICKSON , by deed of record in Instrument No. 20191220-0131592, dated December 11, 2019, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 142-09-0A-052.00 CO.

Matters shown on the Plan of record in Plat Book 5050, page 48, said Register's Office.
Master Deed of record in Book 5011, page 395, amended in Book 5119, page 749 and in Book 5124, page 167, said Register's Office.

This is improved property located at 743 Albar Drive Nashville TN 37221

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 16th day of February, 2021.

Vera R. Hendrickson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 16th day of February, 2021.

Notary Public

My Commission Expires: 8/15/21

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 1065705

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

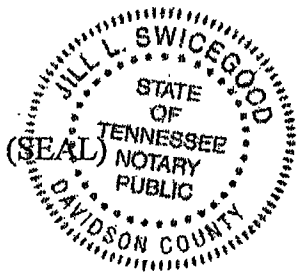
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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