THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 21053530

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $875,000.00.

Affiant

Subscribed and sworn to before ~~me, this~~ 16th day of June, 2021.

Notary Public
My Commission Expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

Karen Johnson Davidson County
Batch# 663721 **DEEDWARR**
06/24/2021 10:19:59 AM 2 pgs
Fees: $13.00 Taxes: $3,237.50

20210624-0085582

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Logan Hughes and Nancy Herron 5939 Post Road Nashville TN 37205	New Owner	Tax Parcel ID No. 116 09 0 083.00

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, **Cory Cooper, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Logan Hughes, a single man and Nancy Herron, a single woman as Tenants in Common with Rights of Survivorship**, ("Grantees"), their 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 394, HILLWOOD ESTATES, SECTION 15, as shown on plat of record in Plat Book 2900, Page 117, in the Registers Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cory Cooper, an unmarried man, by Warranty Deed from Christopher D. Isham and Cari Johns Isham, husband and wife, of record in Instrument No. 20150707-0065827, in the Register's Office of Davidson County, Tennessee, dated July 1, 2015 and recorded on July 7, 2015.

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 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLWOOD ESTATES, SECTION 15, as recorded in Plat Book 2900, Page(s) 117.
Covenants, Conditions and Restrictions as set forth in Installment Deed recorded in Book 3316, Page 575.

This is improved property located at 5939 Post Road Nashville, TN 37205.

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.

Return to:
Rudy Title and Escrow, LLC
3012 21st Avenue South
Nashville, TN 37212
FILE #: R-SB-VRES-15935

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of June, 2021.

Cory Cooper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

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

Notary Public
My Commission Expires:

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