Karen Johnson Davidson County
Batch# 678571 DEEDWARR
07/16/2021 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20210716-0096024

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 15th day of July, 2021.

Notary Public

My commission expires: 10-21-2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
The 300 Cumberland Ave Trust		**04309015800**
PO BOX 695	**NEW OWNER**	
Madison, TN 37116		

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 ACKNOWLEDGE, WE,

Mary C Cooper and Paul K Cooper, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 300 Cumberland Ave Trust

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 the westerly one-half of Lot No. 35 of Block "C" on the Map of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for said County, to which reference is hereby made for a more complete description.

Said part of Lot No. 35 fronts 50.5 feet on the southerly side of Cumberland Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Harlan D. Cline and wife, Mary N. Cline, by Warranty Deed from J.S. Gleason, Jr., dated April 24, 1963, of record in Book 3538, Page 377, Register's Office for Davidson County, Tennessee. Harlan D Cline has since deceased, giving all of his interest to his wife, Mary N Cline. Mary is now married to Paul K Cooper and her name is Mary C Cooper.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 300 Cumberland Avenue, Madison, TN 37115.

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 in 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.

Mary C Cooper Date: 7-15-21
Mary C Cooper

Paul K Cooper Date: 7-15-21
Paul K Cooper

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Mary C Cooper and Paul K Cooper, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2021.

D Paulsson
NOTARY PUBLIC



My Commission Expires: 10-21-2024

Certificate of Authenticity

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

7/15/2021.

Date

Affiant Signature

7-15-2021

Date

State of TN

County of SUMNER

Sworn to and subscribed before me this 15th day of JULY, 2021.

Notary's Signature

My Commission Expires: 10-21-2024

Date

Notary's Seal (if on paper)

