This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee)
County of Davidson

The actual consideration or value,
whichever is greater, for this ~~transfer~~ is: **$225,000.00**

Affiant Signature

Subscribed and sworn to before me on this the 15 day of July, 2021

Notary Public

My Commission expires: _____

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

Karen Johnson Davidson County
Batch# 681076 DEEDWARR
07/22/2021 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20210722-0098243

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP AND PARCEL NUMBER:**
Cresencio Isidro Neria 4603 Fanning Drive Antioch, TN 37013	New Owner	148-12-228.00

WARRANTY DEED

21NT01778

Effective the 15th Day of July, 2021 and FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned,

Donna Sue Cooper, widow, surviving tenant by the entirety,

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Cresencio Isidro Neria, a single man,

hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Hazelwood, Section 15, of record in Plan Book 4660, page 176, Register's Office for said County.

Being the same property as conveyed to George F. Cooper, et ux Donna Sue Cooper by Deed from R. B. Woodroof, Sr. et ux Margrette D. Woodroof dated 06/09/1976 recorded 06/11/1976 as Book 5034, Page 172, in Document Number D53241, Register's Office for Davidson County, Tennessee. George S. Cooper and Donna Sue Cooper were married in _____ County, _____ on _____, _____. At the time of their marriage, neither was a party to another marriage; their marriage continued uninterrupted until the death of George S. Cooper in _____ County, _____, on _____, _____; and Donna Sue Cooper conveys as surviving tenant by the entirety.

This is an improved property commonly known as: 4623 Fanning Dr., Antioch, TN 37013-2728

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, their heirs and assigns, forever. We do covenant with said GRANTEE 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, their heirs and assigns, against all 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 the 15th day of July, 2021.

Donna Sue Cooper

Donna Sue Cooper, widow

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Donna Sue Cooper, widow**, the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 15th day of July, 2021.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Carol B Christian

Notary Public

My commission expires: 1/16/2024

Tennessee Certification of Electronic Document

I, Evelin Alexandru, 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 July 15 2021 (date of document).

Affiant Signature

July 19 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

COURTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024