**THIS INSTRUMENT PREPARED BY:**

**The Row Title & Escrow, LLC**
**20 Music Square West, Suite 200**
**Nashville, TN 37203**

STATE OF TN )
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is: $335,000.00

Affiant

Subscribed and sworn to before me, this 29 day of September, 2021.

Notary Public
My Commission Expires: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 729331 DEEDWARR
10/04/2021 11:40:33 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20211004-0133101

# WARRANTY DEED

| Address New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| BRENT COOPER<br>561 Rural Hill Dr<br>Nashville, TN 37217 | New Owner | Tax Parcel ID No.<br>136-13-0-032.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW O'KEEFE AND SARAH MORRIS O'KEEFE, MARRIED** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **BRENT COOPER** ("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 Lot(s) 68, as shown on the map entitled the Plan of Edge-O-Lake Estates, Section IV, of record in Plat Book 3600, pages 87 and 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to ANDREW O'KEEFE, A SINGLE PERSON, by deed from JOHN C. BOHLINGER, UNMARRIED, of record in Instrument No. 20151201-0120979, dated November 30, 2015, said Register's Office.**

This is improved property commonly known as:

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-VR55-21561

**IN WITNESS WHEREOF**, Grantors have executed this instrument on this 29th day of September, 2021.

**ANDREW O'KEEFE**

**SARAH MORRIS O'KEEFE**

STATE OF Tennessee )
)
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , **ANDREW O'KEEFE AND SARAH MORRIS O'KEEFE** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of September, 2021.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My Commission Expires: _____