Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 820177 DEEDWARR
03/11/2022 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20220311-0028471

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-15805-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of February, 2022.

Notary Public
My Commission Expires: _____

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cameron Avery Cooper and Catherine Fogarty Cooper 1011 Burchwood Avenue Nashville, TN 37216	**Same as New Owner** **1011 Burchwood Ave.** **Nashville, TN 37216**	072-09-0-097.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, we, **Christopher Frederick Bentley and Madeline May Hall, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Cameron Avery Cooper and Catherine Fogarty Cooper, husband and wife**, 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 Lot No. 25 on the Plan of Block One, on the Map of Burchwood Place of record in Plat Book 547, Page 183, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 25 fronts 60 feet on the North side of Burchwood Avenue and runs back between parallel line 139 feet to a dead line.

Being the same property conveyed to Christopher Frederick Bentley, unmarried and Madeline May Hall, unmarried, tenants in common by Warranty Deed from B&H Properties, LLC, of record in Instrument No. 20190603-0052401,in the Register's Office of Davidson County, Tennessee, dated May 31, 2019 and recorded on June 3, 2019.

This is improved property located at: **1011 Burchwood Avenue, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 is 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. Whenever used, the singular number 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 18th day of February, 2022.

GRANTOR:

Christopher Frederick Bentley

Madeline May Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher Frederick Bentley and Madeline May Hall, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of February, 2022.

Notary Public
My Commission expires: 5/2/22

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Certificate of Authenticity

I, Beth Cooper, 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 **February 18, 2022**.

Affiant Signature

February 18, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

18th day of **February**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON