WARRANTY DEED

Karen Johnson Davidson County
Batch# 820295 DEEDWARR
03/11/2022 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20220311-0028640

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,250,000.00.

Affiant

Subscribed and sworn to me on 03/01//22.

NOTARY PUBLIC
My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael D. Sontag, Trustee 722 Georgetown Drive Trust 722 Georgetown Drive Nashville, TN 37205	Christy Fuller Rashford Kruse and Associates 210 25th Ave N Suite 810 Nashville, TN 37203	115 03 0 085.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Edgar B. Cooper, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Michael D. Sontag, Trustee of the 722 Georgetown Drive Trust, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 27 on the Plan of Brook Meade, Section III, as of record in Book 2133, Page 116, Register's Office for said county.

Being the same property conveyed to Edgar B. Cooper by deed from the Estate of Sue Chani Mesiarik, of record in Instrument No. 20210629-0088226, Register's Office for Davidson County, Tennessee, dated June 25, 2021 and recorded on June 29, 2021.

This is improved property known as 722 Georgetown Drive, Nashville, Tennessee 37205.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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.

Witness my hand this 02/25/22.

Edgar B. Cooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 02/25/22, before me personally appeared Edgar B. Cooper, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 02/25/22

NOTARY PUBLIC

My Commission Expires: 9-8-2025



Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on February 25, 2022.

Signature 02/25/2022

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 25th day of February, 2022.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202203110028640