Karen Johnson Davidson County
Batch# 868645 DEEDWARR
06/08/2022 11:06:21 AM 2 pgs
Fees: $13.00 Taxes: $6,475.00
20220608-0065516

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,750,000.00.**

Affiant

Subscribed and sworn to before me, this the 6th day of June, 2022.

Notary Public

My commission expires: _____
(AFFIX SEAL)

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael Cooper **Nadalie Cooper**	New Owner	**132-010-Y-00200CO**
973 Greerland Drive		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Brian K. Stallard and Wendy Stallard, husband and wife

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

Michael Cooper and Nadalie 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 Unit B on the Plan of Homes at 971 & 973 Greerland, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 971 & 973 Greerland, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170809-0081619, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 971 & 973 Greerland, shown on Exhibit "B" to the Declarations of record in Instrument No. 20170809-0081619, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Brian K. Stallard and Wendy Stallard, husband and wife by Deed from Northern Property, LLC, of record in Instrument No. 20180917-0091853, Register's Office for DAVIDSON County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan as shown on Exhibit "B" to the Declarations of record in Instrument No. 20170809-0081619, said Register's Office, and is subject to all matters as set forth therein.**

2) **Declaration of Covenants, Conditions and Restrictions for Homes at 971 & 973 Greerland, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170809-0081619, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto.**

3) **Charter of Homes at 971 & 973 Greerland, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170809-0081618, Register's Office for Davidson County, Tennessee.**

4) **All matters shown on the plan of record in Book 1424, Pages 98 and 99, Register's Office for Davidson County, Tennessee.**

5) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 973 Greerland Drive, Nashville, TN 37204.

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 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. 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/our hand(s) this 6th day of June, 2022.

Brian K. Stallard

Wendy Stallard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Brian K. Stallard and Wendy Stallard,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **June, 2022.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON