Karen Johnson Davidson County
Batch# 881605 DEEDWARR
06/30/2022 09:23:30 AM 4 pgs
Fees: $23.00 Taxes: $1,243.20
20220630-0075785

This instrument was prepared by:
Cunningham, Mitchell & Rocconi
Larry A. Rocconi, Jr., Attorney
308 South Second Street
Clarksville, Tennessee 37040
(931) 552-1480

DAVID F. COOPER, JR., ET UX

TO: WARRANTY DEED

ALYSSA JOSEPH, ET AL

FOR A VALUABLE CONSIDERATION, cash in hand paid, receipt of which is hereby acknowledged, DAVID F. COOPER, JR. and wife, MARY C. COOPER, Grantors, have this day bargained and sold and do hereby transfer and convey unto ALYSSA JOSEPH, an unmarried woman, and MARK S. JOSEPH, a married man, Grantees, all right, title and interest of Grantors in and to the following described real estate, to-wit:

Land in Davidson County, Tennessee, being Lot No. 232 on the Map of Clover Hill, Section No. V, as of record in Book 2133, Page 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 232 fronts 100 feet on the Northerly margin of Teakwood Drive and extends back between lines 136 feet on the Westerly side and 189.4 feet on the Easterly side to a dead line in the rear on which it measures 113.7.

This conveyance is subject to (1) building setback lines, utility and drainage easements and all other matters as shown on the aforementioned plat of record (2) Restrictive Covenants of record in ORBV 2145, Page 262; and ORBV 2273, Page 88, in the Register's Office for Davidson County, Tennessee (3) Easement for Water Mains of record in ORBV 2290, Page 538, in the Register's Office for Davidson County, Tennessee, (4) all applicable zoning ordinances (5) utility, sewer, drainage and other easements of record, (6) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (7) building restrictions, and (8) other matters of public record, in the Register's Office for Davidson, Tennessee.

Being the same property conveyed to grantors by deed of record in Document Number 20160928-0102206, in the Register's Office for Davidson County, Tennessee. The legal description is taken from said deed.

This property is further identified as tax parcel # 096 10 0 075.00 in the Davidson County Tennessee Tax Assessor's Office.

TO HAVE AND TO HOLD said real estate, together with all improvements thereon, unto the said ALYSSA JOSEPH, an unmarried woman, and MARK S. JOSEPH, a married man, as equal tenants in common, their heirs and assigns forever, Grantees.

GRANTORS COVENANT that they have lawfully seized and possessed of said real estate, that they have a good and lawful right to convey the same, that it is unencumbered, that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION of said property is to be given with deed, and taxes are prorated between the parties as of the date hereof. Current property taxes are to be paid by Grantees.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have hereunto signed on this 24 day of June, 2022.

David F. Cooper Jr. by Mary C. Cooper
DAVID F. COOPER, JR., by MARY C. COOPER
as his Attorney-In-Fact

Mary C. Cooper
MARY C. COOPER
GRANTORS

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me MARY C. COOPER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of DAVID F. COOPER, and that she executed the same as the free act and deed of the said DAVID F. COOPER, pursuant to a Power of Attorney of record in ORBV 202206300075784, in the Register's Office for _____ County, Tennessee, and for the purposes therein contained.

WITNESS MY HAND AND SEAL, of office, this 24 day of June, 2022.

Notary Public

LARRY A. ROCCONI, JR. STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, MARY C. COOPER, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, of office, this 24 day of June, 2022.

Notary Public

LARRY A. ROCCONI, JR. STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

My Commission Expires:

Name & Address of
Property Owner:

Alyssa Joseph
Mark S. Joseph
2902 Teakwood Drive
Nashville, TN 37214

Name & Address of Person
Responsible for Payment of
Taxes (if different)

New owners

STATE OF TENNESSEE, MONTGOMERY COUNTY

The undersigned, Grantee, or agent of the Grantee, or Trustee acting for the Grantee, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, which ever is greater is $336,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT _____

Subscribed and sworn to before me this 24 day of June, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 10/2/23

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/2/2023
COUNTY OF DAVIDSON

28080

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 6/24/22.

D. Shayne Adair

6/27/22
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 27 day of June, 2022.



April D. Wideman
Notary Public
My Commission Expires: 03/07/2026