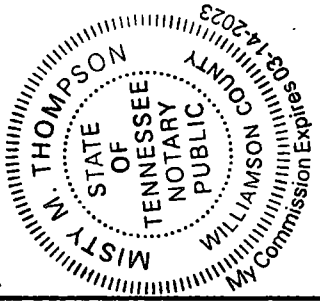
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randolph R. Nash, Sr.	New Owner	034-01-0-040.00
(NAME)	(NAME)	
P.O. Box 1670		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Craig D. Cooper and Donald P. Cooper,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randolph R. Nash, Sr. and Deborah J. Nash, husband and wife, and Phillip Thomas Nash,** 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. 64 on the plan of Echo Meadows, at Goodlettsville, a plat of which is of record in Book 2331, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Craig D. Cooper and Donald P. Cooper by Warranty Deed from Frank L. Duncan and wife, Nancy J. Duncan, dated October 19, 2006, of record in Instrument No. 20061024-0131464, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 813 Meadow Lark Lane, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 881623 **DEEDWARR**
06/30/2022 09:35:35 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20220630-0075813

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. 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.

This conveyance is subject to the following: Taxes for the year 2022, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Book 2331, page 64; Restrictions of record in Book 2447, page 325; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 27th day of June, 2022.

Craig D. Cooper

Donald P. Cooper

State of Tennessee
County of

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Craig D. Cooper and Donald P. Cooper, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 27th day of June, 2022.

Notary Public
My Commission Expires: _____

File No.: 36471

