WARRANTY DEED

Karen Johnson Davidson County
Batch# 935358 DEEDWARR
10/28/2022 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20221028-0116853

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/12/23
(AFFIX SEAL)

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Dawn Mazer 743 Albar Drive Nashville, TN 37221	Bank of America, N.A. 900 West Trade St. Charlotte, NC 28255	142-09-0A-052-00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ronnie Lynn Cooper-Shuster**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Dawn Mazer**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 45-B, on the Horizontal Property Regime for Doral Country Villa Condominiums, as recorded in the Master Deed of record in Book 5011, page 395, amended in Book 5119, page 749 and Book 5124, page 167 and as shown on Plat in Book 5050, page 48, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Vera Rose Hendrickson, a single woman by Warranty Deed from Lara Kirby Key and Kerrie Johnson, both married, dated 10/31/2018, of record in Instrument 201811080110608, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vera Rose Hendrickson, unmarried, and Kimberly Parker, unmarried, as Tenants in common with rights of Survivorship by Quitclaim Deed from Vera Rose Hendrickson, a single woman, dated 11/07/2018, of record in Instrument 201811080110799, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vera R. Hendrickson, unmarried by Quitclaim Deed from Vera Rose

Hendrickson, unmarried, and Kimberly Parker, unmarried, dated 02/16/2019, of record in Instrument 201912200131592, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steven A. Cooper, a single man by Warranty Deed from Vera R Hendrickson, unmarried, dated 02/16/2021, of record in Instrument 202103170035226, Register's Office for Davidson County, Tennessee.

The said Steven A. Cooper died testate on 01/24/2022 , leaving the said Ronnie Lynn Cooper-Shuster as his sole heirs at law as evidenced in File No. 22P622, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 743 Albar Drive, Nashville, TN 37221

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.

Witness my/our hand(s) this the 28th day of October, 2022.

Ronnie Lynn Cooper-Shuster

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ronnie Lynn Cooper-Shuster with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 28th of October, 2022.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County

I, Dana Thomas, 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 this 28th day of October, 2022

Dated 10-28-22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Dana Thomas who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 28th day of October, 2022

My commission expires: 2/12/23

Notary Public

