Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 970442 DEEDWARR
02/13/2023 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $3,126.50
20230213-0010419

39-B
File #23-1007

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph Sullivan and Lenora Sullivan, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy Alan Cooper Jr., a single man and Hally Elizabeth Williams; a single woman, as Joint Tenants with Rights of Survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 24, Burton Hills Village of Foxview, Tract 5, a Portion of Zone Lot II, as shown on plat of record in Plat Book 6250, page 564, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joseph Sullivan and Lenora Sullivan, husband and wife by deed from Allen B. Ledbetter and Christina Ledbetter, husband and wife, dated September 7, 2018, of record in Instrument No. 20180910-0089097, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 33 Belcaro Circle, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Timothy Alan Cooper Jr
33 Belcaro Circle
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT
Timothy Alan Cooper Jr.
33 Belcaro Circle
Nashville, TN 37215

TAX MAP-PARCEL #:
131-06-0B-024.00

WITNESS THE EXECUTION HEREOF this 10th day of February, 2023.

Joseph Sullivan

Lenora Sullivan

State of Tennessee)
County of Davidson)

On this 10th day of February, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Joseph Sullivan and Lenora Sullivan, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 845,000.00.**

Affiant

ASHLEY RAE FORT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn and subscribed before me on this the 10th day of February, 2023.

Notary Public

My Commission Expires: 11/7/26

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **2/10/2023** (date of document).

Affiant Signature

2/10/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10** day of **February**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

