Karen Johnson Davidson County
Batch# 973489 DEEDWARR
02/23/2023 12:28:30 PM 4 pgs
Fees: $23.00 Taxes: $2,590.00
20230223-0012847

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

File #23-PA-2706-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Julie Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 ST DAY OF February, 2023.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Cooper and Trudy Cooper	**New Owner**	
(NAME)	(NAME)	**104-15-0-296**
902 Druid Road South		
(ADDRESS)	(ADDRESS)	
Clearwater, FL 33756		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VERA LYNN KIRBY, JEFFORY ALLEN KIRBY, JOSHUA MICHAEL KIRBY AND ROBIN CHRISTINE TAYLOR**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN COOPER AND TRUDY COOPER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly 50 feet of the Southerly One-half of Lot No. 35, on the Plan of Belair, as of record in Book 332, Page 6, Register's Office of Davidson County, Tennessee. Said part of Lot fronts 50 feet on the northerly side of Westwood Avenue, and runs back between parallel lines 192 feet.

Being the same property conveyed to James L. Fullerton and wife, Nancy H. Fullerton by Installment Deed from C. Aubrey Hearn and wife, Florence C. Hearn, dated February 7, 1972 and recorded February 14, 1972 in Book 4576, Page 151, Register's Office of Davidson County, Tennessee. (Release of Installment Deed of record in Book 5845, page 756, said Register's Office).

Being the same property conveyed to Nancy H. Fullerton by Quitclaim Deed from James L. Fullerton, dated September 7, 1976 and recorded October, 6, 1976, in Book 5075, Page 557, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to William Robert Kirby by Deed from Nancy H. Fullerton, reserving herself a life estate, dated November 14, 2017 and recorded November 16, 2017 in Instrument No. 20171116-0117857, Register's Office of Davidson County, Tennessee.
Nancy H. Fullerton having become deceased on or about April 3, 2021.

William Robert Kirby having become deceased on or about March 16, 2022, leaving the Grantors herein as his sole heirs at law per Affidavit of Heirship recorded simultaneously herewith in Instrument No. _____202302230012845_____, in the Register's Office for Davidson County, Tennessee and as evidenced in Case No. 22-CV-7445, in the Probate Court of Hickman County at Centerville, Tennessee.

This conveyance is subject to:

*Subject to all matters shown on the Plan of record in Plat Book 332, Page 6, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2706 Westwood Avenue, Nashville, TN 37212**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 20th day of February, 2023.

Vera Lynn Kirby

Jeffory Allen Kirby by Loy Carney, Attorney-In-Fact

Joshua Michael Kirby

Robin Christine Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of February, 2023, before me personally appeared Vera Lynn Kirby, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of February, 2023.

Notary Signature
My commission expires: 8-20-2027

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of February, 2023, before me personally appeared Loy Carney, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Jeffory Allen Kirby and acknowledged that he executed the same as the free act and deed of the said Jeffory Allen Kirby.

Witness my hand, at office, this 20th day of February, 2023.

Notary Signature
My commission expires: 8-20-2027

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of February, 2023, before me personally appeared Joshua Michael Kirby, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of February, 2023.

Notary Signature
My commission expires: 8-20-2027

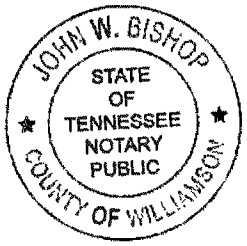
JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of February, 2023, before me personally appeared Robin Christine Taylor, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of February, 2023.

Notary Signature
My commission expires: 8-20-2023



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 February 23, 2023 (date of document).

Affiant Signature

February 23, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 23rd day of February, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023