Karen Johnson Davidson County
Batch# 976488 DEEDWARR
03/02/2023 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,079.40
20230302-0015168

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $562,000.00.

Affiant

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

Subscribed and sworn to before me this 2nd day of March, 2023.

Notary Public
My Commission Expires: 05/23/2023

2023-56

Address of New Owner:	Send Tax Bills to:	Tax Information:
Cody Cooper and Emily Cooper	New owner	
2419 Chapman Drive		083-12-0-015.00
Nashville, TN, 37206		

WARRANTY DEED

For and in 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

Leonard Lovshin Jr. and Nancy Lovshin, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Emily Cooper and Cody Cooper, married to each other,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Eastland Acres Subdivision, Section II, of record in Book 2331, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leonard Lovshin, Jr. and Nancy Lovshin, husband and wife by Warranty Deed from Sharon L. Davis, a married woman of record in Instrument No. 20191206-0126033 Register's Office for Davidson County, Tennessee, dated December 05, 2019 and recorded on December 06, 2019.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2419 Chapman Drive, Nashville, TN 37206.**

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 our hands this 2nd day of March, 2023.

Leonard L. Lovshin Jr.

Leonard Lovshin Jr.

Nancy Lovshin

Nancy Lovshin

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal at Mt. Juliet, Tennessee, this 2nd day of March, 2023.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **March 2, 2023**.

Date

D Hardwick

Affiant Signature

March 2, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **2nd** day of **March**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026