THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2023-04-479
Parcel ID: 142 09 0B 847.00

Karen Johnson Davidson County
Batch# 995756 DEEDWARR
04/24/2023 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230424-0030167

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Hearth Group Holdings LLC 625 Bakers Bridge Avenue Suite 105 Franklin, TN 37067	Same as New Owner	Map/Parcel 142 09 0B 847.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gary L. Cooper and Lauren S. Cooper, as devisees of the Last Will and Testament of Hannah L. Cooper and Gary L. Cooper as Executor of the Estate of Hannah L. Cooper** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Hearth Group Holdings LLC, a Tennessee Limited Liability Company**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 847 General George Patton Road, Nashville, TN 37221 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows: , To-Wit:

Unit No. 847 together with the Carport designated No. 847-C in River Plantation (Section Five), a Horizontal Property Regime, located on General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of Phase One, Section Five, River Plantation, Condominium Apartments, recorded in Book 5200, Pages 145 and 146, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5410, Page 248, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Five, Phase One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5410, Page 248, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Morton M. Cooper and wife, Hannah M. Cooper, by Warranty Deed from Haury & Smith Contractors, Inc., of record in Book 5627, Page 240, in the Register's Office of Davidson County, Tennessee, dated July 17, 1980 and recorded on July 22, 1980. The said Morton M. Cooper died on July 30, 2019 and then said Hannah M. Cooper died on June 01, 2022, testate, devising subject property to her Heirs and/or Devisees of the Last Will and Testament of Hannah M. Cooper. See Probate Case 22P1453 and 22P1414, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant

and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 20 day of April, 2023.

The Estate of Hannah L. Cooper

By: _____
Gary L. Cooper, Executor

_____
Gary L. Cooper, Individually

_____
Lauren S. Cooper

STATE OF
COUNTY OF

On this 20 day of April, 2023, before me personally appeared Gary L. Cooper, Executor of The Estate of Hannah L. Cooper, 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 20 day of April, 2023.

_____
Notary Signature
My commission expires: April 29, 2026

JUNE SPARKS STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

STATE OF
COUNTY OF

On this 21st day of April, 2023, before me personally appeared Lauren S. Cooper of The Estate of Hannah L. Cooper, 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 21st day of April, 2023.

_____
Notary Signature
My commission expires: 3/1/2025

JUNE SPARKS STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

ASHLEY S. RUDY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/01/2025 SUMNER COUNTY

AFFIDAVIT OF VALUE

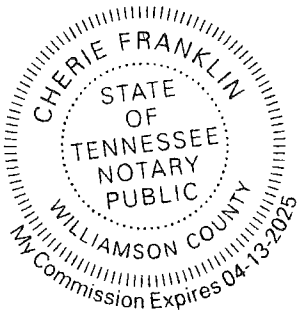
STATE OF TN)
COUNTY OF Williamson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 21 day of April, 2023

Notary Public
My commission expires: 4-13-25



True Copy Certification

I, Yvette Meldrum, 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 April 21, 2023.

Signature
April 21, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this April 21, 2023

Notary's Signature

My Commission Expires: 4-13-25

