Karen Johnson Davidson County
Batch# 1005211 DEEDWARR
05/19/2023 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $3,006.25
20230519-0037575

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $812,500.00

Affiant

Subscribed and sworn to before me, this the 16th day of May, 2023.

Notary Public

My Commission Expires: 8/15/26
(AFFIX SEAL)

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Joshua Cooper and Alisa Cooper	New Owner	105-06-0R-033.00 CO
664 Hamilton Ave.		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Daniel J. Ruane and Jacqueline M. Jenna, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua J. Cooper and Alisa N. Cooper, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 33, on the Plan of Fusion, as shown on **Exhibit "B"** to the Declaration of Covenants, Conditions and Restrictions of Fusion, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200313-0028238, and amended as Instrument No. 20210712-0093422, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

BEING the same property conveyed to Daniel J. Ruane and Jacqueline M. Jenna, husband and wife, by Warranty Deed from RSD Hamilton Avenue, LLC, a Tennessee limited liability company, dated 6/21/2022 and recorded 6/22/2022 in Instrument No. 20220622-0070836, Register's Office for Davidson County, Tennessee.

PRIOR CHAIN OF TITLE:
BEING part of the same property previously conveyed to RSD HAMILTON AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from KERR BROTHERS & ASSOCIATES, INCORPORATED, A TENNESSEE CORPORATION, of record as Instrument Nos. 20190125-0007763 and 20190125-0007764, dated January 24,2019, said Register's Office.

Also being part of the same property previously conveyed to RSD HAMILTON AVENUE, LLC, A TENNESSEE LIMFTED LIABILITY COMPANY, by deed from THOMAS C. MCEWEN, TRUSTEE OF THE THOMAS C. MCEWEN REVOCABLE LIVING TRUST, by Quitclaim Deed of record as Instrument No. 20190125-0007765, dated January 24,2019, and corrected as Instrument No. 20220609-0065944, said Register's Office.

Also being part of the same property previously conveyed to RSD HAMILTON AVENUE, LLC, A TENNESSEE LIMITED LIABILITYCOMPANY, by deed from SWAYZE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed of record as Instrument No.

20190125-0007766, dated January 24, 2019, and corrected as Instrument No. 20220609-0065943, said Register's Office.

For further reference, see Quitclaim Deed of record as Instrument No. 20200312-0027871, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 664 Hamilton Ave., Nashville, TN 37203.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 16th day of May, 2023.

Daniel J. Ruane

Daniel J. Ruane

Jacqueline M. Jenna

Jacqueline M. Jenna

STATE OF Virginia
COUNTY OF Loudoun

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel J. Ruane and Jacqueline M. Jenna with whom I am personally acquainted with (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 ~~Nashville, Tennessee~~ Loudoun County, VA, this 16th of May, 2023.

Vanessa Corley Atuboyedia

Notary Public

7979266

My Commission Expires: 02/28/2026

(SEAL) Notarized online using audio-video communication

Vanessa Corley Atuboyedia
REGISTRATION NUMBER
7979266
COMMISSION EXPIRES
February 28, 2026

Certificate of Authenticity

I, Joshua A. Terry, 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 5/16/2023.

Affiant Signature – Joshua A. Terry

5/17/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/17/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON