Karen Johnson Davidson County
Batch# 1033797 DEEDWARR
08/02/2023 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,694.60
20230802-0059676

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $458,000.00.

Affiant

Subscribed and sworn to me on July 28, 2023.

NOTARY PUBLIC
My Commission Expires: 10/17/2023

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
BMB Properties 944 Main Street Nashville, TN 37206	Same	083 11 0 130.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES CARL COOPER II** and **GWENDOLYN COOPER GUESS**, hereinafter called "**GRANTORS**," have bargained and sold, and by these presents do transfer and convey unto **BMB PROPERTIES**, a Tennessee general partnership, hereinafter called "**GRANTEE**," its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 52, as shown on the map entitled Plan of Eastland Acres, Section I, of record in Book 2133, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to George Ernest Gibson and wife, Louise C. Gibson, by deed from Sallie Welch Gruber and E. T. Welch of record in Book 5078, page 519, Register's Office for Davidson County, Tennessee. The said George Ernest Gibson having since died on June 9, 1982, leaving the said Louise C. Gibson as the surviving tenant by the entirety. Louise C. Gibson (being one and the same person as Louise Cooper Gibson) having since died testate on or about October 19, 1987. Pursuant to the Last Will and Testament of Louise Cooper Gibson in The Probate Court for Davidson County, Tennessee, Case No. 80835, said property was devised to James Carl Cooper II and Gwendolyn Cooper Guess.
>
> This is improved property known as 2406 Barclay Drive, Nashville, Tennessee 37206.
>
> This is not or has never been the primary residence of the Grantors herein.

The conveyance of the above-described parcel of land is subject to (a) all matters shown on the plat of record in Book 2133, page 103, Register's Office for Davidson County, Tennessee; and (b) property taxes for the year 2023 and subsequent years, which have been prorated and assumed by GRANTEE.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 effective as of this 28th day of July, 2023.

James Carl Cooper II

Gwendolyn Cooper Guess

STATE OF TENNESSEE
COUNTY OF Washington

On 07/26/23, before me personally appeared James Carl Cooper II, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 07/26/23.

NOTARY PUBLIC

My Commission Expires: 10-24-2023

LINDA GAIL BARR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SULLIVAN
My Commission Expires October 24, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/28/23, before me personally appeared Gwendolyn Cooper Guess, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 07/28/23.

NOTARY PUBLIC

My Commission Expires: 12/19/26

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, William T. Smith, 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 July 28, 2023.

Affiant Signature

Date: 7/28/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 28th day of July, 2023.

Notary's Signature

My Commission Expires: 10/17/23

Notary's Seal

