Return TO:
Lansgate Title & Escrow, LLC
2721 Fairview Blvd., Suite 102
Fairview, TN 37062

Karen Johnson Davidson County
Batch# 1056191 DEEDWARR
10/02/2023 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20231002-0077239

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $700,000.00

Affiant

Subscribed and sworn to before me, this 29 day of September, 2023.

Notary Public
My commission expires: 3-24-2023

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Robert Martin Coles		**155150A06800CO**
4713 Holly Springs Rd		
Nashville, TN 37221		

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 ACKNOWLEDGE, WE,

Kerrie L. Cooper, unmarried woman

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

Robert Martin Coles, unmarried man

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 Lot No. 68, on the Plan of Section 1, Stonemeade, of record in Book 6900, Page 800, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Mary L. Cooper, a single woman, and Kerrie L. Cooper, married, as tenants in common with the right of survivorship, by Quitclaim Deed from Mary L Cooper, a single woman, dated June 20, 2013, of record in Instrument No. 20170328-0030177, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that Kerrie L. Cooper is now unmarried. Michael Kevin Demay hereby signs to convey any interest he may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 4713 Holly Springs Rd, Nashville, TN 37221.

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 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.

K-Coop _____ Date: 9/15/23
Kerrie L. Cooper

STATE OF ~~TN~~ IN Indiana
COUNTY OF ~~Davidson~~ Clark

Personally appeared before me, a Notary Public of said County and State, Kerrie L. Cooper, the within named Grantor(s), 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, at office, this 15 day of September, 2023.

Stephanie A Woods
NOTARY PUBLIC

STEPHANIE A WOODS
Notary Public, State of Indiana
Bartholomew County
Commission Number NP0742169
My Commission Expires
07/04/2030

My Commission Expires: 7/4/2030

I, Emily Prophet, 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 9-15-23 (date of document).

Affiant Signature

10-2-23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

RICHELLE B. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JUNE 21, 2025