THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230945881

Karen Johnson Davidson County
Batch# 1062480 **DEEDWARR**
10/18/2023 12 56 26 PM 2 pgs
Fees: $13 00 Taxes $3,940.50

20231018-0081733

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,065,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of October, 2023.

Notary Public
My Commission Expires: 06/08/2027

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
CHEATHAM COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Aaron Phillip Schneider and Meghan Schneider 2404 Oakland Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 104-16-0-286.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicholas Cooper and Meredith Cooper, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Aaron Phillip Schneider and Meghan Schneider, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 171 on the Plan of Belmont Land Company's Plan, called "Belmont Heights", of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said property fronts 50 feet on the easterly margin of Oakland Street, now known as Oakland Avenue, and extends back 113 feet on the northerly line and 130 feet, more or less, on the southerly line to an alley in the rear, measuring 50 feet, more or less, thereon.

Being the same property conveyed to NICHOLAS COOPER AND MEREDITH COOPER, HUSBAND AND WIFE, by deed from JAN L. MILLER NOW KNOWN AS JAN L. SHIPP, of record in Instrument No. 20200916-0105684 , dated September 15, 2010 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 104-16-0-286.00.

Matters shown on the Plan of record in Plat Book 421, page 34, said Register's Office.

This is improved property located at 2404 Oakland Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

return to
RUDY TITLE & ESCROW, LLC
FILE NUMBER JM-BMR-23-2404
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of October, 2023

Nicholas Cooper

Meredith Cooper

STATE OF South Carolina)

COUNTY OF Charleston)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicholas Cooper and Meredith Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 17th day of October, 2023.

Notary Public

My Commission Expires: 5/28/2030

VINCENT GRANT
Notary Public
State of South Carolina
My Commission Expires May 28, 2030