THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220340242**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $5,704,518.98. Affiant Subscribed and sworn to before me, this 12th day of January, 2024. Notary Public My Commission Expires: ____

HOLLY WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

Karen Johnson
Batch # 1091442
01/22/2024 10:39:46 AM
Fees: $13.00 Taxes: $21,106.72
20240122-0003048

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

Address New Owner: Michael S. Cooper and Nadalie Cooper 5313 Cherry Blossom Trail Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 145 14 0 073.00

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, **RBP, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael S. Cooper and Nadalie Cooper, husband and wife**, ("Grantees"), their 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 Lot(s) 16, as shown on the map entitled Tyne Valley Estates Section XV, Revised, of record in Plat Book 5200, Page 338, 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 RBP, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Michael Elden Chandler, Jr. and Brie Chandler, Husband and Wife, of record in Instrument No. 20211213-0164655, in the Register's Office of Davidson County, Tennessee, dated November 30, 2021 and recorded on December 13, 2021.

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.

Taxes for the year 2024 and thereafter, a lien not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised, Section XV, Tyne Valley Estates, as recorded in Plat Book 5200, Page(s) 338.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7426, Page 318.

Title to that portion of the land lying below the ordinary low water mark of Otter Creek.

Easement for the flow of the waters of Otter Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Otter Creek, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Otter Creek.

This is improved property located at 5313 Cherry Blossom Trail Nashville TN 37215

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of January, 2024.

RBP, LLC

By: Randall Austin Rogers, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Randall Austin Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of RBP, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 12th day of January, 2024.

Notary Public
My Commission Expires: _____

