Karen Johnson Davidson County
Batch# 1134816 DEEDWARR
05/15/2024 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20240515-0035890

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14 day of May, 2024.

(Affix Seal) Notary Public

My Commission Expires:

CASSIE ANNE STARLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-19-2025

2024-04-1682

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lauren Elizabeth Cooper and Evan James Cooper 751 Mill Creek Meadow Drive Nashville, TN 37214	OWNER	Map/Parcel 095-02-0C-021.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marshall McQuillen and Emily Solem McQuillen, formerly Emily Solem, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Lauren Elizabeth Cooper and Evan James Cooper, wife and husband**, hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 21, Riverwalk at Mill Creek, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Riverwalk at Mill Creek, a Horizontal Property Regime with Private Elements of record in Instrument Number 20180306-0021073, as amended in Instrument No. 20180404-0031783 and Instrument No. 20180307-0021557, as amended in Instrument No. 20180404-0031782, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emily Solem, unmarried and Marshall McQuillen, unmarried as joint tenants with the rights of survivorship by Warranty Deed from Riverwalk at Mill Creek Homes LLC, a Tennessee limited liability company of record in Instrument No. 20210623-0084454 Register's Office for Davidson County, Tennessee, dated May 28, 2021 and recorded on June 23, 2021.

This conveyance is subject to the following: Davidson County property taxes for the year 2024 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 751 Mill Creek Meadow Drive, Nashville, TN 37214.

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 13 day May, 2024.

Marshall McQuillen

Emily Solem McQuillen, formerly Emily Solem

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13 day of May, 2024, before me personally appeared Marshall McQuillen and Emily Solem McQuillen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13 day of May, 2024.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 5/14/24.

Date

Affiant Signature

5/14/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of May, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025