WARRANTY DEED

Karen Johnson Davidson County
Batch# 1142492 DEEDWARR
06/04/2024 07:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240604-0041375

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 5/31/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/19/2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-11113-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank, please use the address of the new owner**	MAP-PARCEL
Sarah Elizabeth Andersen		150-09-0C-034.00
682 Hamilton Crossings		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Desmond Cooper, An unmarried man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah Elizabeth Andersen, An unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Being all of Units G34 on the Plan of the Ridge at Antioch, a Horizontal Property Regime withy Private Elements, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions, and Restrictions to the Ridge at Antioch, of record in Instrument No. 20211230-0172041, and amended of record in Instrument No. 20220131-0010914, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Desmond Cooper, unmarried man by Warranty Deed from Ole South Properties, Inc., a corporation of record in Instrument No. 20230109-0001452, Register's Office for Davidson County, Tennessee, dated January 06, 2023 and recorded on January 09, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 682 Hamilton Crossings Antioch, TN 37013

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 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.

Witness my hand on June 2nd, 2024.

Desmond Cooper

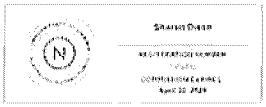
Desmond Cooper

STATE OF Virginia

COUNTY OF Williamsburg

Personally appeared before me, **by audio-visual communication**, a Notary Public of said County and State, Desmond 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 executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 2nd, 2024.



Notary Public

My Commission Expires: 04/30/2028

Notarized remotely online using communication technology via Proof.

File #: 2024-11113-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

True Copy Certification

I, Melody R. Wilson, do hereby make oath that the 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 June 2, 2024 (date of document).

Affiant Signature

6/3/2024
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 3rd day of June, 2024.

Notary's Signature

My Commission Expires: 9/21/2024

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford