WARRANTY DEED

Karen Johnson Davidson County
Batch# 1154247 DEEDWARR
07/08/2024 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,774.63
20240708-0050560

File No. DH-24-6802

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Pickel, IV	Same as New Owner	
(NAME)	(NAME)	129-15-0-104.00
848 Highland Crest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Dawn Alison Cooper, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James R. Pickel, IV, unmarried**, HEREINAFTER CALLED THE GRANTEE, 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 107 on the Plan of Section Two, West Meade Highlands of record in Book 3700, Page 125, Registers Office for Davidson County, Tennessee.

Said Lot No. 107 fronts 115.90 feet on the Northerly margin of Highland Crest Drive and extends back 170.7 feet on the Westerly line and 183.0 feet on the Easterly line to a dead line in the rear, measuring 95.42 feet thereon.

Being the same property conveyed to Samuel Harris Cooper and spouse Dawn Alison Cooper by Warranty Deed from Patrick M. Connolly, married of record in Instrument No. 20070821-0100185 Register's Office for Davidson County, Tennessee, dated August 03, 2007 and recorded on August 21, 2007.

The said Samuel Harris Cooper subsequently died on April 01, 2024, thereby vesting ownership into Dawn Alison Cooper as surviving tenant by the entirety.

This is property more commonly known as 848 Highland Crest Drive, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 is 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/our hand this 28th day of June, 2024.

Dawn Alison Cooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 2024, before me personally appeared Dawn Alison Cooper, 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 28th day of June, 2024.

Notary Signature
My commission expires: May 8, 2028



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **June 28, 2024**.

Date

D Hardwick

Affiant Signature

July 3, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **July**, 20**24**.

Notary's Signature

My Commission Expires: 7/12/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026