This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #112
Franklin, TN 37067
File Number: 14-3938-SL

Karen Johnson Davidson County
Batch# 1171489 DEEDWARR
08/16/2024 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20240816-0063175

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $620,000.00.

Karen Free
Affiant

Subscribed and sworn to before me, this the 16th ~~14th~~ day of August, 2024.

Jennifer Russell
Notary Public
My Commission Expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Debra Hippensteel<br>1915 Minnesota 36 W<br>Roseville, MN 55113 | Embrace Home Loans<br>1915 Highway 36 W<br>Roseville, MN 55113 | 141-05-0A-669.00-CO |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Brandon S. Cooley, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Debra Hippensteel, a single woman**, hereinafter called the Grantee(s), her 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. 669 on the Plan of Final Plat of Avondale Park, Phase 3, Section 3 of record in Instrument No. 20170324-0028914, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brandon S. Cooley, an unmarried man by Special Warranty Deed from NVR. Inc., a Virginia Corporation T/A Ryan Homes dated December 08, 2017 and recorded on December 12, 2017 in Instrument No. 20171212-0126628, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1740 Eastwick Lane, Nashville, TN 37221**.

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number 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 14th day of August, 2024.

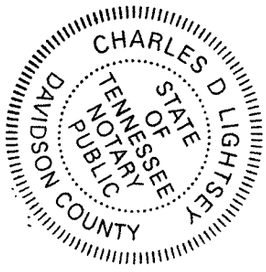
GRANTOR:

Brandon S. Cooley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brandon S. Cooley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of August, 2024.




Notary Public
My Commission expires: 3/3/2026

**Tennessee Certification of Electronic Document**

I, Jennifer Russell, 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 8/14/24 (date of document).

Jennifer Russell
Affiant Signature

8/16/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of August 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

