Karen Johnson Davidson County
Batch # 1172201 DEEDWARR
08/20/2024 11:29:43 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20240820-0063753

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: DTR Homes, LLC	SEND TAX BILLS TO: DTR Homes, LLC	MAP-PARCEL NUMBERS
(NAME) 348 Dakota Ave, Apt 2	(NAME) 348 Dakota Ave, Apt 2	05909004000
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(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, **Emily Cooper, single, Marcus Deon Edwards, single, and Sandis Cooper Jr., married**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DTR HOMES, LLC**, a California limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 133 on the Plan of Haynes Estate, Section 2, as of record in Book 4175, Page 13, Register's Office for said County.

Said Lot No. 133 fronts 77 feet on the westerly side of Meadow Hill Drive and runs back between parallel lines 140 feet to a line at the rear on which it measures 77 feet.

Being the same property conveyed to Sandis Cooper and wife, Essie L. Cooper, by virtue of that certain Deed dated July 29, 1969, and being of record at Book 4357, Page 665 in the Register's Office of Davidson County, Tennessee. Sandis Cooper having pre-deceased Essie L. Cooper on/or about October 16, 1998. Essie L. Cooper having deceased on/or about October 5, 2021 leaving Emily Cooper, Sandis Cooper, Jr. and Sherlene Fry as her remaining heirs by Affidavits of Heirship of record at Instrument No. 20240820-0063749 and Instrument No. 20240820-0063750 in said Register's Office, Tennessee. Sherlene Fry died intestate on December 3, 2022 leaving Marcus Deon Edwards as her only heir by Affidavits of Heirship at Instrument No. 20240820-0063751 and Instrument No. 20240820-0063752 in said Register's Office, Tennessee. **Sandra Cooper is joining in to convey any marital interest she may have.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved x property, known as 4061 Meadow Hill Dr. Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 16th day of August, 2024.

Emily Cooper

Marcus Deon Edwards

Sandis Cooper Jr.

Sandra Cooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Emily Cooper, Marcus Deon Edwards, Sandis Cooper Jr. and Sandra Cooper,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of August, 2024.

Notary Public

My Commission Expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON