BOX 10-A

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED FIFTEEN THOUSAND AND 00/100 ($415,000.00). Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF AUGUST, 2024. Notary Public MY COMMISSION EXPIRES: 4/23/2025 (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1176186 DEEDWARR
09/03/2024 09:47:30 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20240903-0067327

DAWN MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-23-2025

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Cooper Smith (NAME)	**NEW OWNER** (NAME)	**133 13 0 051.00**
1013 Holly Tree Gap Rd. **Brentwood, TN 37027** (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 30th day of August, 2024, the undersigned, **PATRICK JAMES WALTHERS, A MARRIED MAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **COOPER SMITH, UNMARRIED,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **4717 VICAR DRIVE, NASHVILLE, TN 37211** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 135, on the Plan of ABBAY HALL, SECTION I, of record in Plat Book 2331, Page 18, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Said Lot No. 135 fronts 80 feet on the West side of Vicar Drive and runs back between lines, 184.1 feet to the North line and 183.7 feet on the South line of a dead line in the rear, on which it measures 80 feet.
>
> Being the same property conveyed to Patrick James Walthers, by Warranty Deed from Mike Barcroft, married, of record in Instrument No. 20211109-0149274, in the Register's Office of Davidson County, Tennessee, dated October 29, 2021 and recorded on November 09, 2021.
>
> *Note that Felicia Walthers joins in conveyance of any marital interest.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 30th day of August, 2024.

GRANTOR: Patrick James Walthers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Patrick James Walthers**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 30th day of August, 2024.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

GRANTOR: Felicia Walthers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Felicia Walthers**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 30th day of August, 2024.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY