Karen Johnson Davidson County
Batch# 1184778 DEEDWARR
09/23/2024 11:29:30 AM 7 pgs
Fees: $38.00 Taxes: $925.00
20240923-0073555

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $250,000.00 Affiant Subscribed and sworn to before me This 20 day of September, 2024. Notary Public My Commission Expires:

LYNDSEY ALMEIDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Address New Owner as:	Tax Bill To:	Map / Parcel
Northeast Group, LLC 13181 NW 43rd Avenue Opa Locka, FL 33054	**New Owner**	**081 07 0 533.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Toya Coopage-Cooper, Jimmy O. Cooper, Bianca Cooper, Britney Cooper, and Marlon Cooper** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Northeast Group, LLC, a Tennessee Limited Liability Company** (the "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly describes as follows:

Being Lot No. 20 on the Plan of C. H. Steir's Addition, as of record in Book 332, Page 82, Register's Office for said County.

Said lot fronts 50 feet on the westerly side of 10th Avenue North, and extends back between parallel lines, 174 feet to the easterly margin of Owen Street.

Being the same property conveyed to Toya Coppage-Cooper, Jimmy O. Cooper, Marlon Cooper, Britney Cooper, and Bianca Cooper, as evidenced by an Affidavit of Heirship, of record in Instrument No. 20230724-0056970, said Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Toya Coopage-Cooper, Jimmy O. Cooper, Marlon Cooper, Bitney Cooper, and Bianca Cooper, by Quitclaim Deed from Adreane Richmond, in record of Instrument No. 20240919-0072853 **, Register's Office for Davidson County.**

This is an improved real property commonly known as 1825 10th Ave N, Nashville, Tennessee 37208.

This is the same legal description found in the last Instrument of record.

This Conveyance is subject to the following:

1. All taxes, assessment, levies and charges which constitute liens or are due or payable including unredeemed tax sales.
2. The dower, curtesy, homestead, community property or the other statutory marital rights, if any, of the spouse of any individual insured.
3. Subject to all matters on Plat Book 332, Page 82, said Register's Office.
4. Subject to sales contract record in Instrument No. 20230719-0055727, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Warranty Deed to be executed this ___ day of _____, 2024.

Grantors:

Toya L. Coopage | 9/19/2024

By: Toya Coopage Cooper | **Date**

_____ | _____

By: Jimmy O. Cooper | **Date**

_____ | _____

By: Bianca Cooper | **Date**

_____ | _____

By: Britney Cooper | **Date**

_____ | _____

By: Marlon Cooper | **Date**

STATE OF ~~TENNESSEE~~} Florida
COUNTY OF ~~DAVIDSON~~} Okaloosa

On this 19 day of September, in the year 2024, before me the undersigned, personally appeared Toya Coopage-Cooper, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 19 day of Sept, 2024.

Notary Public

My Commission Expires: 08/18/2028

ASHLEY LOGSDON
Notary Public-State of Florida
Commission # HH 519559
My Commission Expires
August 18, 2028

IN WITNESS WHEREOF, the Grantors have caused this Warranty Deed to be executed this 19 day of September, 2024.

Grantors:

By: Toya Coopage Cooper	**Date**
By: Jimmy O. Cooper	9/19/2024 **Date**
By: Bianca Cooper	9/19/2024 **Date**
By: Britney Cooper	9/19/2024 **Date**
By: Marlon Cooper	09/19/2024 **Date**

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this _____ day of September, in the year 2024, before me the undersigned, personally appeared Toya Coopage-Cooper, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this ____ day of _____, 2024.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE}
COUNTY OF ~~DAVIDSON~~} Shelby

On this 19th day of September, in the year 2024, before me the undersigned, personally appeared Britney Cooper, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 19th day of September, 2024.

Notary Public

My Commission Expires: 4/16/25

WILLIAM A. ERICKSON STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 19th day of September, in the year 2024, before me the undersigned, personally appeared Jimmy O. Cooper, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 19th day of September, 2024.

Notary Public

My Commission Expires: 4/16/25

WILLIAM A. ERICKSON STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 19th day of September, in the year 2024, before me the undersigned, personally appeared Marlon Cooper, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 19th day of September, 2024.

Notary Public

My Commission Expires: 4/6/25

WILLIAM A. ERICKSON STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

STATE OF TENNESSEE}
COUNTY OF ~~DAVIDSON~~ Shelby}

On this 19th day of September, in the year 2024, before me the undersigned, personally appeared Bianca Cooper, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 19th day of September, 2024.

Notary Public

My Commission Expires: 4/6/25

WILLIAM A. ERICKSON STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Certificate of Authenticity

I, Robert J. Notestine III, 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 Sept. 19, 2024.

AFFIANT SIGNATURE

9/23/24
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 23rd day of September, 2024.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/2025

Notary's Seal:

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY