Karen Johnson Davidson County
Batch# 1223428 DEEDWARR
01/06/2025 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20250106-0001107

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of January, 2025.

Notary Public

My commission expires: 4/23/2025

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Coopwood Holdings, LLC	New Owner	**097-02-0A-289.00-CO**
1353 Riverbrook Drive	" "	
Nashville, TN 37076	" "	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Whitney R. York and Jeremiah C. York, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Coopwood Holdings, LLC

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 289 on the plan of Villages of Riverwood, Section One, Phase 3B, Revision One of record in Instrument No. 20120502-0037433, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Whitney Kaylor, unmarried by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20120822-0075398 Register's Office for Davidson County, Tennessee, dated August 17, 2012 and recorded on August 22, 2012. Whitney Kaylor has since married and is now known as Whitney York. Chance York spouse of the said Whitney York joins in the execution of this instrument to convey any interest that she/he may have in subject property particularly any marital interest.

This is improved property known as **1353 Riverbrook Drive, Nashville, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 6th day of January, 2025.

Whitney R. York

Jeremiah C. York

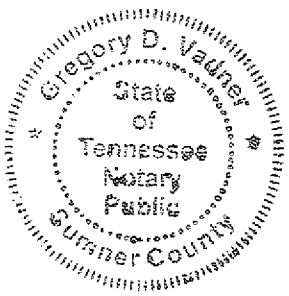
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Whitney R. York and Jeremiah C. York, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 6th day of January, 2025.

Notary Public
My Commission Expires: 3.23.27

Lenders Title Company File No. 24-000800-626



Tennessee Certification of Electronic Document

I, Bregory Vadner, 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 1/6/2025 (date of document).

Affiant Signature

1/6/2025
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 6 day of Jan., 2025.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County