Karen Johnson Davidson County
Batch# 1230287 DEEDWARR
01/27/2025 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $3,133.90
20250127-0006018

WARRANTY DEED

STATE OF TN
COUNTY OF ~~Rutherford~~ DAVIDSON etc

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $847,000.00.

April Sawyer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JANUARY, 2025.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Suite G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matthew Cooper and Alice Cooper	Compass Mortgage	Parcel ID: 118 09 0 063.00
(NAME)	(NAME)	
1021 Woodmont Blvd.	27755 Diehl Road Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Warrenville, IL 60555	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ann R. Sawyer, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew Cooper and Alice Cooper, husband and wife**, hereinafter called the Grantees, their 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 the east 90 feet of Lot No. 31 on the Map of Leonte Subdivision, not of record, and described according to a copy of a survey thereof made by W. B. Southgate, Surveyor, in December, 1936, and March 1938, as follows:

Beginning at a point in the south margin of Woodmont Boulevard 400 feet east of the easterly margin of Granny White Pike, at the corner of Lots 31 and 32; thence with the line between said lots, southerly 198 feet to the corner or said lots and lots 51 and 52; thence with the line between Lot Nos. 31 and 52 westerly 90 feet to a point; thence northerly 200 feet, more or less, to the south margin of Woodmont Boulevard; thence with the margin of the same, easterly 90 feet to the beginning.

Being the same property conveyed to Ann Sawyer Pace and Dorthy S. Sawyer, joint tenants with rights of survivorship from Ryan Wallace, unmarried and Brandon Sheriff, unmarried by Warranty Deed dated January 31, 2014 and recorded on February 5, 2014 in Instrument No. 20140205-0010195, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ann R. Sawyer from Ann Sawyer Pace and Dorothy S. Sawyer by Quitclaim Deed dated January 23, 2019 and recorded on January 25, 2019 in Instrument No. 20190125-0007679, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1021 Woodmont Blvd., Nashville, TN 37204

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 our hands this 24th day of January, 2025

Ann R. Sawyer

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Ann R. Sawyer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of January, 2025.

Notary Public

My Commission Expires: 2/1/28

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 January 24, 2025.

Affiant Signature

27th day of January, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028