

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $345,000 00

Affiant

Subscribed and sworn to before me, this 13 day of February, 2025.

Notary Public

My commission expires 3.20.28

Karen Johnson
Batch # 1238986
02/20/2025 02 17 55 PM
Fees $13 00 Taxes $1,276 50

Davidson County
DEEDWARR
2 pgs

20250220-0012478

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To. (If left blank, send to new owner at property address)	Map-Parcel Numbers.
Shelby Cooper	**BMO Bank N. A.**	**051100J01100CO**
1516 Royal St	320 S Canal St.	
Madison, TN 37115	Chicago, IL 60606	

FOR AND IN 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 ACKNOWLEDGE, WE,

Lindsay Paige Nichols, married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shelby Cooper, unmarried woman

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 Unit No. 11, as established in Declaration of Covenants, Conditions and Restrictions for Homes at the Briar, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190211-0012787, as amended in Instrument No. 20190305-0020002, Instrument No. 20190306-0020312, and Instrument No. 20191226-0132718, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Lindsay Paige Nichols, by Quitclaim Deed from Michael Nichols, dated August 17, 2021, of record in Instrument No. 20210826-0115463, in the Register's Office for Davidson County, Tennessee Ted Welch hereby signs to convey any interest he may have, marital or otherwise as the husband of Lindsay Paige Nichols

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1516 Royal St, Madison, TN 37115.

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 in 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

Lindsay Paige Nichols Date: 2/13/25

Ted Welch Date: 2/13/25

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Lindsay Paige Nichols and Ted Welch, the within named Grantor(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.

Witness my hand, at office, this 13th day of January 2025.

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JULY 7, 2025

NOTARY PUBLIC

My Commission Expires: 7/7/25