Karen Johnson Davidson County Batch# 1240825 DEEDWARR 02/26/2025 12:21:30 PM 3 pgs Fees: $18.00 Taxes: $1,165.50 20250226-0014285	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $315,000.00. Affiant Subscribed and sworn to before me, this 21st day of February, 2025. Notary Public My commission expires: 11-21-26
(Notary Stamp)	

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tyrell Bryant	**New Owner**	**164-03-0D-113.00CO**
614 China Grove Alley		
Nashville, TN 37013		

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 ACKNOWLEDGED,

Cooper Investment Management LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyrell Bryant, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS 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, Tennessce, being Unit No. 113, Phase 2, on the Plan of Hamilton Church Manor Townhouses, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Hamilton Church Manor and Declaration of Covenants, Conditions, and Restrictions for Hamilton Church Manor Townhouses, a Townhouse Planned Unit Development, (Horizontal Property Regime with Private Elements), of record in Instrument No. 20210114-0006145 and amended in Instrument No. 20210119-0008158 and Ratification and Adoption of Declaration of Covenants, Conditions and Restrictions for Hamilton Church Manor and Declaration of Covenants, Conditions, and Restrictions for Hamilton Church Manor Townhouses of record in Instrument No, 20210826-0115250 corrected in Instrument No. 20210827-0115886, and further amended in Instrument No. 20220627-0073357, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "D-2". Reference is hereby made to the Plan of Hamilton Church Manor Townhouses, Phase 2, shown on Exhibit "B-2" to the Second Amendment to the Declarations of record in Instrument No. 20220627-0073357, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Nicholas Cooper, married man, by Special Warranty Deed from Century Communities of Tennessee, LLC, a Delaware limited liability company of record in Instrument Number 20230316-0019236, dated March 16, 2023, Register's Office of Davidson County, Tennessee. Nicholas Cooper, married man, further conveyed his interest in said property to Cooper Investment Management, LLC, a Tennessee limited liability company, of record in Instrument No. 20231031-0085204, dated October 31, 2023, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.

b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No. 20220104-0001231, Register's Office for Davidson, Tennessee.
c. Restrictive covenants contained in an instrument of record in Instrument No. 20210114-0006145, amended in Instrument No. 20210119-0008158 and Ratification and Adoption of DCCR's in Instrument No. 20210826-0115250 and corrected in Instrument No. 20210827-0115886 and amended in Instrument No. 20220627-0073357, Register's Office for Davidson County, Tennessee.
d. Articles of Organization of Cooper Investment Management LLC of record in Instrument No. 20230112-0002749, in the Register's Office for Davidson County, Tennessee.
e. Restriction for Storm Water Facilities and Systems of record in Instrument No. 20190620-0059751 and Instrument No. 20200730-0084116, in the Register's Office for Davidson County, Tennessee.
f. Charter for Hamilton Church Manor Townhouses Owners Association of record in Instrument No. 20210119-0008157, in the Register's Office for Davidson County, Tennessee.
g. Charter for Hamilton Church Manor Owners Association of record in Instrument No. 20210119-0008156, in the Register's Office for Davidson County, Tennessee.
h. Agreed Final Order with Easements to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20090619-0057110, in the Register's Office for Davidson County, Tennessee.
i. Letter of Responsibility for Public Utilities of record in Instrument No. 20191010-0103809, in the Register's Office for Davidson County, Tennessee.
j. Subject to rights of others in and to common areas/elements.
k. Subject to lien for special assessment contained in DCCR's/Master Deed.
l. Subject to HOA dues- if any.
m. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 614 China Grove Alley, Nashville, TN 37013.

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 that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and does further covenant and itself, its successors and assigns, 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.

Witness my/our hand(s) this 21st day of February, 2025.

Cooper Investment Management LLC

Nicholas Cooper, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county mentioned, personally appeared Nicholas Cooper, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Cooper Investment Management, LLC, a Tennessee Limited Liability Company, and that he as such Managing Member of Cooper Investment Management, LLC, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Company as Managing Member.

Witness my hand and seal, this 21st day of February, 2025.

Notary Signature

My commission expires: 10-21-28

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

File #: 25-43
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 24, 2025.

J. Carlton Drumwright

February 24, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 24, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY