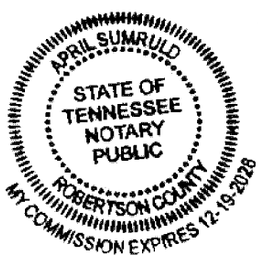
Karen Johnson Davidson County
Batch# 1243846 DEEDWARR
03/06/2025 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,330.63
20250306-0016811

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ ROBERTSON

The actual consideration or value, whichever is greater, for this transfer is $629,900.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 25th day of February, 2025.

April Sumruld
Notary Public

My commission expires: 12-19-2028

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Lauren Heller | Republic Bank & Trust Company | 083-07-1C-002.00-CO |
| 803 Washington Avenue | 200 S. 7th Street | |
| Nashville, TN 37206 | Louisville, KY 40202 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AMY E. COOPER, F/K/A AMY E. WYNN, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAUREN HELLER, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 803B together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 803 Washington Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20191230-0134180, Register's Office for Davidson County, Tennessee, being shown on Plat attached thereto as Exhibit to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Stanton Cole, an unmarried man by Warranty Deed from Bolder Development LLC, a Delaware Limited Liability Company of record in Instrument No. 20210115-0007318 Register's Office for Davidson County, Tennessee, dated January 15, 2021 and recorded on January 15, 2021.

Being the same property conveyed to John Stanton Cole and Jane Shannon Deloach, husband and wife by Quitclaim Deed from John Stanton Cole, married of record in Instrument No. 20210401-0042805 Register's Office for Davidson County, Tennessee, dated March 31, 2021 and recorded on April 01, 2021.

Being the same property conveyed to Amy E. Wynn, an Unmarried Woman by Warranty Deed from John Stanton Cole and Jane Shannon Cole, f/k/a Jane Shannon Deloach, Husband and Wife of record in Instrument No. 20230214-0010736 Register's Office for Davidson County, Tennessee, dated February 09, 2023 and recorded on February 14, 2023.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 803 B Washington Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of February, 2025.

Amy E. Cooper

**Amy E. Cooper f/k/a Amy E. Wynn**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amy E. Cooper, f/k/a, Amy E. Wynn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26 day of February, 2025.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2029

Notary Public

My Commission Expires: 1·22·29

**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 Februarv 25. 2025.

Affiant Signature

6th day of March, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

