STATE OF TENNESSEE
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1247618 DEEDWARRSP
03/14/2025 03:32:30 PM 4 pgs
Fees: $23.00 Taxes: $1,813.00
20250314-0019180

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

x Kim H. Cooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2025.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 1/28/26
File No. 25-22830

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jimmy D. Cooper and Kim H. Cooper (NAME)	New Owner(s) (NAME)	32-16-B-53
14058 County Road 175 (STREET ADDRESS)	1164 Nashville Pike (STREET ADDRESS)	
Iola, TX 77861 (CITY) (STATE) (ZIP)	Gallatin, TN 37066 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Clayton Properties Group, Inc., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSER, CONVEY AND SPECIALLY WARRANTY UNTO **Jimmy D. Cooper and Kim H. 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 Lot No. 53, on the plan of Heritage Creek, Phase 2, as shown by plat of record in Instrument No. 20230510-0034999, corrected in Instrument No. 20240212-0009817, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING a portion of the same property conveyed to Clayton Properties Group, Inc., a Tennessee business corporation, from Keturah Susanne Galbreath Lockridge and Paula Lucille Galbreath Watson, Co-Successor Trustees of The Testamentary Trusts under the Last Will and Testament of Mary Dunn Galbreath FBO Edward C. Galbreath, Jr., dated September 19, 2005, The Galbreath Family General Partnership, a Tennessee general partnership, and Edward C. Galbreath, Jr., by Special Warranty Deed dated January 31, 2020, filed of record on January 31, 2020, in Instrument No. 20200131-0011678, Register's Office for Davidson County, Tennessee.

Clayton Properties Group, Inc., a Tennessee business corporation and Clayton Properties Group, Inc., a Tennessee corporation being one and the same.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

This is improved property known as 2128 Creekland View Boulevard, Nashville, TN 37207

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

Whenever 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, Grantor has executed this Special Warranty Deed on this the 13th day of March, 20 25.

Clayton Properties Group, Inc., a Tennessee Corporation

By: Jennifer Wilkerson

Jennifer Wilkerson, Authorized Agent

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jennifer Wilkerson, Authorized Agent for Clayton Properties Group, Inc., with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Authorized Agent of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office, this 13th day of March, 20 25.

Kim Perry

Notary Signature

My commission expires: 11/30/29

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 3/13/25 (date of document).

Affiant Signature

3/13/25

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 13 day of March, 20 25.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202503140019180