RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Return to

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

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 2 day of April, 2025.

NOTARY PUBLIC
My Commission Expires: 10-21-28

ADDRESS OF NEW OWNER:
Cooper Investment Management, LLC
5401 Williamsburg Road
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL:
15-13-A-061.00CO

Karen Johnson Davidson County
Batch # 1257375 DEEDQC
04/08/2025 09 39 26 AM 2 pgs
Fees $12 00 Taxes $0 00

20250408-0026520

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, Nicholas Cooper and wife, Christina Cooper, Grantor, hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to Cooper Investment Management, LLC, a Tennessee limited liability company, Grantee, being described as follows:

Land in Davidson County, Tennessee, being Lot No 61 on the Final Plat of Falls Subdivision, of record in Instrument No 20191015-0105302, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nicholas Cooper and Christina Cooper by Special Warranty Deed dated April 11, 2022, NVR, Inc., a Virginia corporation T/A Ryan Homes, of record in Instrument No. 20220413-0042554, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for Davidson County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

THIS INSTRUMENT HAS BEEN PREPARED BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND WITHOUT THE BENEFIT OF A TITLE SEARCH.

This is improved property with an address of: 821 Twin Falls Drive, Joelton, Tennessee 37080.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 2 day of April, 2025.

Nicholas Cooper

Christina Cooper

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2 day of April 2025, before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nicholas Cooper, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

A. Scott Hubbard

Notary Public

A. SCOTT HUBBARD TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10-21-28

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2 day of April 2025, before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Christina Cooper, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

A. Scott Hubbard

Notary Public

A. SCOTT HUBBARD TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10-21-28