Karen Johnson Davidson County
Batch # 1268525 DEEDWARR
05/05/2025 09 58 58 AM 2 pgs
Fees $13 00 Taxes $2,164 50

20250505-0034520

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000 00

Mark T. Bish
Affiant

Subscribed and sworn to before me, this 30TH DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES 03-16-26
(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mark T Bish, Single	Same as New Owner (NAME)	
1772 Reynolds Road (ADDRESS)	(ADDRESS)	135-00-0-356 00
Nashville, TN 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Cory James Cooper and Kristen L Cooper, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mark T. Bish, Single, hereinafter called the Grantees, their heirs and assigns, that 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. 2, on the Plan of W.T Kelley Subdivision, of record in Plat Book 5200, page 354, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Cory J. Cooper, an unmarried man by Warranty Deed from The Seaman Family Trust, dated March 17, 2003, Allen E. Seaman and Betty Jean Seaman, Trustors and/or Trustees of record in Instrument No 20120807-0070447 Register's Office for Davidson County, Tennessee, dated August 06, 2012 and recorded on August 07, 2012

Being the same property conveyed to Cory James Cooper and Kristen L Cooper, husband and wife by QuitClaim Deed from Cory J Cooper of record in Instrument No. 20220118-0006405 Register's Office for Davidson County, Tennessee, dated January 04, 2022 and recorded on January 18, 2022

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1772 Reynolds Road, Nashville, TN 37217
(House Number) (Street) (PO Address) (City or Town) (Postal Zip)

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 is 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.

Witness my/our hand(s) this 30th day of April, 2025

WARRANTY DEED
(Continued)

Cory James Cooper

Kristen L. Cooper

STATE OF Pennsylvania
COUNTY OF Lycoming

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cory James Cooper and Kristen L. Cooper, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2025.

Helen R. Cairns
Notary Public

My Commission Expires: August 10, 2028

(SEAL)

Commonwealth of Pennsylvania - Notary Seal
HELEN R CAIRNS - Notary Public
Montgomery County
My Commission Expires August 10, 2028
Commission Number 1375885

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-PC-25-1772