Karen Johnson
Batch # 1277149
05/23/2025 10 31 15 AM
Fees $13 00 Taxes $2,793 50

Davidson County
DEEDWARR
2 pgs

20250523-0040765

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $755,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of May, 2025.

Notary Public

My commission expires. 5/9/2026

(AFFIX SEAL)

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To.	Map-Parcel Numbers
William Tanner Cooper and Allison Scheimann Cooper	New Owners	172-14-0A-113-00
1820 Apple Ridge Circle		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Colin Bell and Brittney Bell, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Tanner Cooper and Allison Scheimann Cooper, married

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 42 on the Plan of Wexford Downs, Section Three, a Planned Unit Development, as of record in Instrument No 20000810-0079246, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Colin Bell and Brittney Bell, husband and wife, by Warranty Deed dated November 25, 2015, from Jesus Alejandro Cisneros, a married man, by instrument of record in Instrument No 20151130-0120415, said Register's Office

THE conveyance of the above described parcel of land is subject to the following.

Taxes for the year 2025, and all subsequent years not yet due and payable. Map and Parcel 172-14-0A-113-00.

1 The Plan of record in Instrument No 20000810-0079246, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein

2. All matters as shown on the boundary Plat of record in Plat Book 9700, page 221, siad Register's Office

3 Permanent Easement Agreement to Nashville Gas Company, of record in Book 10359, page 615, said Register's Office

4. Deeds of Conveyance for water and sewer mains of record in Book 11201, page 766, Book 11444, page 149 and in Book 11444, page 177, said Register's Office

5 Declaration of Covenants, Conditions and Restrictions of Wexford Downs of record in Book 10292, page 51, and made applicable to Section 3, of record in Instrument No 20000810-0079498, said Register's Office.

6. Charter of Wexford Downs Homeowners Association, Inc, of record in Book 10500, page 444, said Register's Office.

7 Conveyance of Common Areas to Wexford Downs Homeowners Association Inc, of record in Instrument No. 20040311-0028010, said Register's Office

This is improved property known as: 1820 Apple Ridge Circle, Nashville, TN 37211

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) that I/we am/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), 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 20th day of May, 2025.

Colin Bell

Brittney Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Colin Bell and Brittney Bell, husband and wife the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of May, 2025

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON