Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8608-WE

Karen Johnson
Batch # 1289833
06/25/2025 10:04:52 AM
Fees: $13.00 Taxes: $2,294.00

Davidson County
DEEDWARR
2 pgs

20250625-0049972

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 620,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hillary Erin O'Neil Cooper 2021 GST-Exempt Trust	NEW OWNER	
4917 Maymanor Circle		104-01-0F-042.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Liberty Nikol Lander, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hillary Erin O'Neil Cooper, Trustee of the Hillary Erin O'Neil Cooper 2021 GST-Exempt Trust,**

HEREINAFTER CALLED THE GRANTEE, HIS 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 42, West End Station Condominiums, as established under Master Deed of record in Instrument No. 20070712-0083315, Amended in Instrument Nos. 20071220-0146057, 20080919-0095641, 20081029-0108160 and 20090825-0080074 in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular Description of said Unit.

Being the same property conveyed to Susan Bank, a single woman by Warranty deed from Jonathan M. Vick, a single man, and Susan Moreland Vick, a married woman of record in Instrument No. 20181002-0097749 Register's Office for Davidson County, Tennessee, dated September 28, 2018 and recorded on October 02, 2018.

Being the same property conveyed to Liberty Nikol Lander, an unmarried woman by Warranty Deed from Susan Bank, a Single woman of record in Instrument No. 20231003-0077589 Register's Office for Davidson County, Tennessee, dated September 29, 2023 and recorded on October 03, 2023.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **114 36TH Avenue North, Nashville, TN 37209.**

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 hand this the 23rd day of June 23, 2025.

Liberty Nikol Lander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Liberty Nikol Lander,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23rd day of June 23, 2025.

My Commission expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON