Karen Johnson Davidson County
Batch# 1293694 DEEDWARR
07/03/2025 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,513.30
20250703-0052677

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $409,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2025.

Notary Public

My commission expires: 3-20-28

(AFFIX SEAL)

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Austyn Leigh Baldwin	US Bank, NA.	141-06-0A-040-00
8162 Coley Davis Road	2800 Tamarack Rd.	
Nashville, TN 37221	owensboro, KY 42301	

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,

William Tanner Cooper and Allison S. Cooper, husband and wife

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

Austyn Leigh Baldwin, unmarried man

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. 7 on the Final Plat of Poplar Ridge, Section Two, of record in Plat Book 8250, page 404, 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 William Tanner Cooper, unmarried by Warranty Deed dated May 12, 2017, from Andrew H. Lester and Ashleigh R. Lester, (F/K/A Ashleigh Rieken), of record in Instrument No. 20170515-0047698, 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 141-06-0A-040-00.

1. Declaration of Covenants, Conditions and Restrictions of Poplar Ridge, of record in Book 8113, page 105, said Register's Office.

2. By-Laws of Poplar Ridge Homeowners' Association of record in Book 8113, page 116, said Register's Office.

3. Subject to all matters as shown on the boundary plat of record in Plat Book 7900, page 150, said Register's Office.

4. Charter of Poplar Ridge Homeowners' Association, of record in Book 8232, page 501, said Register's Office.

5. Subject to the right of access as stated in the Deed of record in Book 3033, page 185, said Register's Office.

6. Easement to the Tennessee Electric Power Company of record in Book 787, page 17, said Register's Office.

7. Warranty Deed and Road Easement to the State of Tennessee of record in Book 4116, page 151, said Register's Office.

8. A Permanent easement and right of way for a water pipeline of record in Book 4364, page 895, said Register's Office.

9. Agreement for Dedication of Easement for Sewer Line of record in Book 7601, page 402, said Register's Office.

10. Easements for access, sanitary sewer and water line to Harpeth Valley Utility District of record in Book 8292, page 975, said Register's Office.

11. Conveyance of Open Space to Poplar Ridge Homeowners' Association of record in Book 8292, page 969 and Book 9081, page 74, said Register's Office.

12. Right of Way Deeds to the Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 9612, page 396 and in Book 9612, page 399, said Register's Office.

This is improved property known as: 8162 Coley Davis Road, Nashville, TN 37221.

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 30th day of June, 2025.

William Tanner Cooper

Allison S. Cooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, William Tanner Cooper and Allison S. Cooper, 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 30th day of June, 2025.

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby 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 certified true and exact copy of the original document executed and authenticated according to law on 6/30/25.

Affiant Signature

7/3/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

202507030052677