Karen Johnson Davidson County
Batch # 1295933 DEEDWARR
07/11/2025 08:45:10 AM 2 pgs
Fees: $13.00 Taxes: $2,090.50
20250711-0054570

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$565,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF July, 2025.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: February 21, 2027
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Finley Dean Cooper **7056 Cotton Blossom Lane** **Nashville, Tennessee 37221**	**SAME AS OWNER**	MAP **155** GROUP **03 0A** PARCEL **038.00**

For and in 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, we,

Li Ann Crowder and James Michael Maitland, wife and husband

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Finley Dean Cooper, an 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. 71 on the Plan of Section I, Rolling River Estates, of record in Plat Book 4860, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Li Ann Crowder, an unmarried person, and James Michael Maitland, an unmarried person, as Joint Tenants with Right of Survivorship, by Warranty Deed from Joe Walker and wife, Alma Joyce P Walker, dated December 28, 2016 and filed of record December 30, 2016 as instrument No. 20161230-0137448, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2025 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **7056 Cotton Blossom Lane, Nashville, Tennessee 37221.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 3rd day of July, 2025.

Li Ann Crowder

James Michael Maitland

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Li Ann Crowder and James Michael Maitland, wife and husband, with whom I am personally acquainted, (or who 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, at office, this 3rd day of July, 2025.

NOTARY PUBLIC

My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027