THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250651429** Karen Johnson Davidson County Batch# 1299904 DEEDWARR 07/21/2025 08:36:30 AM 3 pgs Fees: $18.00 Taxes: $4,514.00 20250721-0056995	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: **$1,220,000.00.** Katherine Cooper Affiant Subscribed and sworn to before me, this 18th day of July, 2025. Notary Public My Commission Expires: 9/8/25

WARRANTY DEED

Address New Owner: Edgar B. Cooper 4917 Maymanor Circle Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115 11 0 079.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ann Roark Patterson and husband Jeff Patterson,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Edgar B. Cooper, a married man** ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 299 on the Plan of WEST MEADE FARMS, INC., SECTION "L", as of record in Plat Book 2133, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ann Roark Patterson and husband, Jeff Patterson, as tenants by the entirety, by Quitclaim Deed from Samuel F. Anderson, Trustee and also conveyed from Ann Roark Patterson, formerly known as Ann D. Roark, of record in Instrument No. 20050803-0091130, in the Register's Office of Davidson County, Tennessee, dated July 25, 2005, and recorded on August 03, 2005.

Being the same property conveyed to Ann D. Roark, an unmarried person, by Warranty Deed from David E. Heldman, an unmarried person, of record in Book 11389, Page 310, in the Register's Office of Davidson County, Tennessee, dated March 15, 1999, and recorded on March 18, 1999.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE FARMS, INC., SECTION "L", as recorded in Plat Book 2133, Page(s) 53.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2151, Page 139.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5527, Page 588.

This is improved property located at 616 Brook Hollow Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of July, 2025.

Ann Roark Patterson

Jeff Patterson

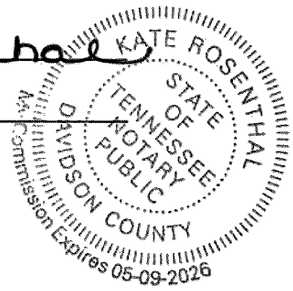
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ann Roark Patterson and Jeff Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2025.

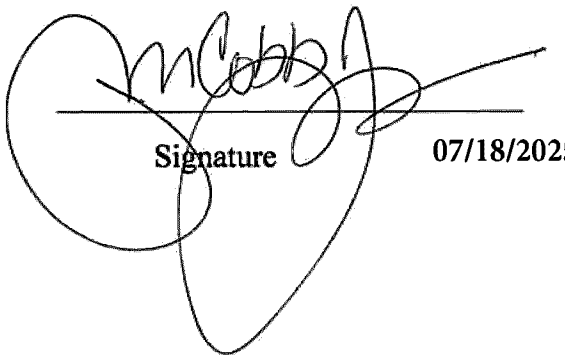
Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **July 18, 2025.**



Signature 07/18/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 18th day of July, 2025.



Notary's Signature

My Commission Expires: 9-8-2025

