This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-6144-MC

Karen Johnson Davidson County
Batch# 1304033 DEEDWARR
07/31/2025 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20250731-0060523

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

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

Notary Public
My Commission Expires: 3-21-2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Megan Cooley 1315 Little Hamilton Avenue Nashville, TN 37203	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	105-7-0-155.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Debra Grimes, a unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Megan Cooley, a unmarried woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the south 50 feet of the north 100 feet of the east 177.5 feet of Block "C" of the Merritt & Hagan Land, of record in Minute Book "N", page 241, of the County Clerk's Office for Davidson County, Tennessee.

Said part of said Block fronts 50 feet on the west side of Daisy Street or Little Hamilton Avenue and runs back between parallel lines 177.5 feet to an alley.

Being the same property conveyed to Debra Grimes, unmarried woman by Warranty Deed from William Perkins, dated February 25, 2020, recorded February 26, 2020, of record in Instrument No. 20200226-0021544, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **1315 Little Hamilton Avenue, Nashville, TN 37203**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 29th day of July, 2025

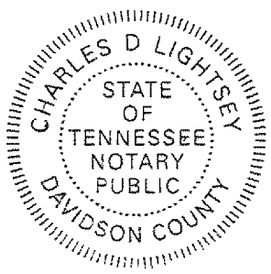
GRANTOR:

Debra Grimes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Debra Grimes,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of July, 2025.



Notary Public
My Commission expires: 3/3/26

I, Kirsten Virden, 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 true and exact copy of the original document executed and authenticated according to law on 07/30/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 07/30/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of July, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

