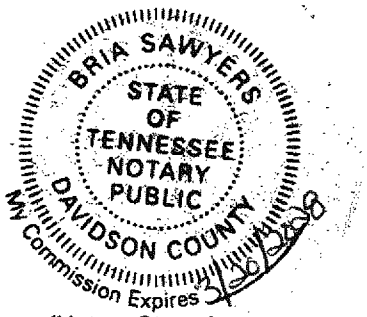
Karen Johnson Davidson County
Batch# 1306597 DEEDWARR
08/07/2025 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20250807-0062687



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of August, 2025.

Notary Public

My commission expires: 3/20/2029

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Rebecca A. Cooper	New Owner	**085-14-0A-219.00-CO**
219 Riverstone Ct		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Phillip A. Rector and Adam P. Rector, as sole heirs at law of Sharon Duigan

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Rebecca A. Cooper, an unmarried woman

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 219 on the Plan of Riverstone Condominiums, Phase One, of record in Book 6900, Page 317, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sharon Duignan, unmarried by Warranty Deed from John David Oys and Renee Christine Oys of record in Instrument No. 20231003-0077653 Register's Office for Davidson County, Tennessee, dated September 28, 2023 and recorded on October 03, 2023.

Sharon Duigan died on or about June 5, 2025, leaving Phillip A. Rector and Adam P. Rector as her sole heirs at law.

This is improved property known as **219 Riverstone Ct, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 5th day of August, 2025.

Phillip A. Rector, as sole-heir-at-law

Adam P. Rector, as sole-heir-at-law

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Phillip A. Rector and Adam P. Rector, the sole heirs at law of Sharon Duigan, the bargainors, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 5th day of August, 2025.

Notary Public
My Commission Expires: _____



Lenders Title Company File No. 25-002427-524

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-24462-DS

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 8/5/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 8/5/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of August, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

