Karen Johnson Davidson County
Batch# 1314930 DEEDWARR
08/26/2025 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20250826-0068387

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/28/28

(AFFIX SEAL)

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH25-09192

Address of New Owner:	Send Tax Bills to:	Tax Information:
Patricia Ann Banis 706 Kent Road Nashville, TN 37214	New Owner	096 09 0A 706.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Deborah E. Hill-Cooper, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Patricia Ann Banis, a single person,** hereinafter called the Grantees, their successors 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 all of Unit No. B706, on the Plan of EMERY PLACE CONDOMINIUMS, as shown by plat appearing of record in Plat Book 6250, Page 719, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.
>
> Being the same property conveyed to Deborah E. Hill-Cooper, an unmarried woman, by Warranty Deed from Doreen S. Denmon, unmarried, of record in Instrument No. 20060728-0091286, in the Register's Office of Davidson County, Tennessee, dated July 27, 2006 and recorded on July 28, 2006.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 706 Kent Road, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 22 day of August, 2025

Deborah E. Hill-Cooper

Deborah E. Hill-Cooper

STATE OF GEORGIA

COUNTY OF Union

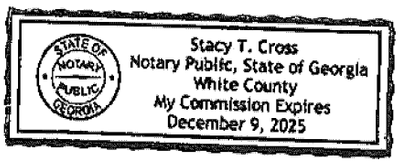
Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Deborah E. Hill-Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Blairsville, Georgia, this 22 day of August, 2025.

Stacy T. Cross

Notary Public

My Commission Expires: 12/9/25



Certificate of Authenticity

I, Joshua A. Terry, 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 8/22/25.

Affiant Signature – Joshua A. Terry

8/26/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/26/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27