Karen Johnson Davidson County
Batch# 1320926 DEEDWARR
09/11/2025 08:38:30 AM 4 pgs
Fees: $23.00 Taxes: $2,031.30
20250911-0072549

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10 day of September, 2025.

Notary Public

(Affix Seal)

My Commission Expires:

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

2025-06-3091

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Quinn M. Graden and Brooke Graden 751 Mill Creek Meadow Drive Nashville, TN 37214	SWBC Mortgage Corp 117 Seaboard Lane Ste F-205 Franklin, TN 37067	Map/Parcel 095-02-0C-021.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lauren Elizabeth Cooper and Evan James Cooper, wife and husband**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Quinn M. Graden and Brooke Graden, husband and wife**, hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 21, Riverwalk at Mill Creek, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Riverwalk at Mill Creek, a Horizontal Property Regime with Private Elements of record in Instrument Number 20180306-0021073, as amended in Instrument No. 20180404-0031783 and Instrument No. 20180307-0021557, as amended in reference is hereby made for more complete description of the property.

Being the same property conveyed to Emily Solem, unmarried and Marshall McQuillen, unmarried as joint tenants with the right of survivorship by Warranty Deed from Riverwalk at Mill Creek Homes LLC, a Tennessee limited liability company of record in Instrument No. 20210623-0084454 Register's Office for Davidson County, Tennessee, dated May 28, 2021 and recorded on June 23, 2021

Being the same property conveyed to Lauren Elizabeth Cooper and Evan James Cooper, wife and husband by Warranty Deed from Marshall McQuillen and Emily Solem McQuillen, formerly Emily Solem, husband and wife of record in Instrument No. 20240515-0035890 Register's Office for Davidson County, Tennessee, dated May 13, 2024 and recorded on May 15, 2024.

This conveyance is subject to the following: Davidson County property taxes for the year 2025 and subsequent years are a lien but not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 751 Mill Creek Meadow Drive, 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 GRANTEE, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, 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.

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.

Effective the 8 day September, 2025.

Lauren Elizabeth Cooper

Lauren Elizabeth Cooper

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of September, 2025, before me personally appeared Lauren Elizabeth Cooper, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of September, 2025.

Notary Signature
My commission expires:
11-25-2028

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

Evan James Cooper

STATE OF TEXAS
COUNTY OF Dallas

On this 8 day of September, 2025, before me personally appeared Evan James Cooper, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8 day of September, 2025.

Notary Signature
My commission expires: 10/21/26

ROGER SAMPSON
Notary Public, State of Texas
Comm. Expires 10-21-2026
Notary ID 12948592-0

True Copy Certification

I, **Tammy Carney,** 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 this the 8 day of September, 2025.

Affiant Signature
Date 9.10.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of September, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

