WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF September, 2025.

Notary Public
MY COMMISSION EXPIRES: 4-03-29

Karen Johnson Davidson County
Batch# 1326307 DEEDWARR
09/24/2025 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,420.80
20250924-0076243

File #25-TC-0407-C

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Cofran Family Trust	**NEW OWNER**	
(NAME)	(NAME)	**104-06-0N-407.00-CO**
7003 Silver Cloud Way		
(ADDRESS)	(ADDRESS)	
Spring Hill, TN 37174		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

DOUG THARP, A MARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

THE COFRAN FAMILY TRUST,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 407 on the Plan of ROSE HALL CONDOMINIUM SITE PLAN, of record in Plat Book 6900 page 379, which amends Lots 37, 38, 39, 40 and 41 of Bransford Realty Company's West End Avenue Place of record in Plat Book 332 Page 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Doug Tharp, a married man by Warranty Deed from John Kreisler and Sarah Thompson, husband and wife of record in Instrument No. 20220630-0076238 in the Register's Office of Davidson County, Tennessee, dated on June 24, 2022 and recorded on June 30, 2022.

This was never the marital residence for the Grantor named herein.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROSE HALL, CONDOMINIUM SITE PLAN, as recorded in Plat Book 6900, Page 379.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE BRANSFORD REALTY COMPANY'S, WEST END AVENUE PLACE, as recorded in Plat Book 332, Page 15.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 407 Rose Hall, Nashville, TN 37212.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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(S), 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/our hand(s) this the 22nd day of September, 2025.

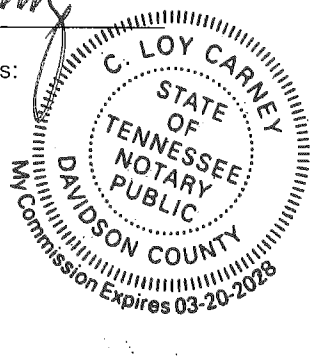
Doug Tharp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of September, 2025, before me personally appeared Doug Tharp, 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 22nd day of September, 2025.

Notary Signature
My commission expires:



True Copy Certification

I, Yvette Meldrum, 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 September 22, 2025.

Signature
September 22, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this September 22, 2025

Notary's Signature

My Commission Expires: 4-03-29

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY