WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. AP-25-10987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $899,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2025

Notary Public

MY COMMISSION EXPIRES: 3.20.28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Jerred Cooper and Jill Ellen Andrews	New Owner	
(NAME)	(NAME)	
111 South 15th Street		083-09-0I-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)		

Karen Johnson Davidson County
Batch# 1329609 DEEDWARR
10/02/2025 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $3,329.63
20251002-0078648

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Zachary Sloan and Tessen Sloan, formerly known as Tessen Sopcak, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Jerred Cooper and Jill Ellen Andrews, a married couple** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 Unit No. B on the Plan of 114 Lindsley Park Drive, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of 114 Lindsley Park Drive, of record in Instrument No. 20190702-0064496, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Zachary Sloan, a single person and Tessen Sopcak, a single person by Warranty Deed from Medart Productions, LLC, a Louisiana limited liability company of record in Instrument No. 20210706-0090427 Register's Office for Davidson County, Tennessee, dated June 30, 2021 and recorded on July 06, 2021.

This is property more commonly known as 111 South 15th Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand this 30th day of September, 2025.

Witness my/our hand this 30th day of September, 2025.

Zachary Sloan

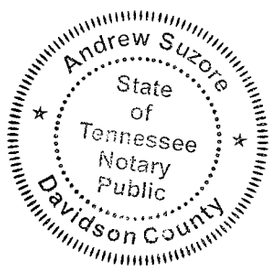
Tessen Sloan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2025, before me personally appeared Zachary Sloan and Tessen Sloan, 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 30th day of September, 2025.

Notary Signature
My commission expires: May 8, 2028



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 9/30/2025. (date of document).

Affiant Signature

10-2-25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

