WARRANTY DEED

Karen Johnson Davidson County
Batch# 1335288 DEEDWARR
10/17/2025 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,598.40
20251017-0082768

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 10-25-26
(AFFIX SEAL)

MEGAN CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 10-25-2026

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-5028

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kumari Deo and Sudhir Deo	Kumari Deo and Sudhir Deo	142-10-0E-041.00-CO
(NAME)	(NAME)	
7518 Station Drive	7518 Station Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Thirty-Two Thousand And No/100 Dollars ($432,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KATRINA LOTHAMER COOPER (FKA KATRINA MARIE PRICOPIO LOTHAMER) AND BRENDAN COOPER, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KUMARI DEO AND SUDHIR DEO, WIFE AND HUSBAND,** 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. 41 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Bellevue Station, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20160108-0001959, Supplemented in Instrument No. 20160926-0101494, Supplement corrected in Instrument No. 20161025-0112596 and supplemented in

Instrument No. 20170427-0041683, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit.

Being the same property conveyed to Katrina Marie Pricopio Lothamer and Brendan Cooper, Joint Tenants With Rights Of Survivorship by Warranty Deed from Joseph F. Duncan III, An Unmarried Man of record in Instrument No. 20210304-0028501, Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 04, 2021. The said Katrina Marie Pricopio Lothamer and Brendan Cooper having since married and is now know as Katrina Lothamer Cooper.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.

This is improved ☑ property, known as 7518 Station Drive, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 29th day of September, 2025.

Katrina Lothamer Cooper

Brendan Cooper

STATE OF ~~TENNESSEE~~ EPL Michigan

COUNTY OF ~~WILLIAMSON~~ EPL Ingham

On this 29th day of September, 20 25, before me personally appeared Brendan Tad Cooper and Katrina Lothamer 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 (or person's) free act and deed.

Erica P Lloyd
Notary Public

My Commission Expires: 7-7-2027 (SEAL)

ERICA P LLOYD
Notary Public - State of Michigan
County of Ingham
My Commission Expires Jul 7, 2027
Acting in the County of Ingham

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, 2025.

Affiant Signature _____

September 29, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 of Sept 2025.

Megan Crawford
Notary's Signature

MY COMMISSION EXPIRES: 10-25-26

