THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38940-10-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $870,000.00. Laurie Armstrong Affiant Subscribed and sworn to before me this 30th day of October, 2025. Cindy Person Notary Public My Commission Expires: 4-19-2027

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1340831 DEEDWARR
10/31/2025 02:55:30 PM 5 pgs
Fees: $28.00 Taxes: $3,219.00
20251031-0086917

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Larkus Troy Cooper, Kimberly Kaye Cooper 415 Church St. #1815 Nashville, TN 37219	Owner	Map and Parcel No.: 093061J13700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jimmy Hal, a married man, and Justin Newman, a married man** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Larkus T. Cooper, Jr. and Kimberly K. Cooper, Trustees of the Cooper Family Living Trust** ("Grantees"), their successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 415 Church St. #1815, Nashville, TN 37219.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 30th day of October, 2025.

Jimmy Hall by Justin Newman, his attorney-in-fact

Justin Newman

:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin Newman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Jimmy Hall, and he is authorized by Jimmy Hall to execute this instrument on his behalf.

Witness my hand, at office, this 30th day of October, 2025.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

Notary Public

My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin Newman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2025.

Notary Public

My Commission Expires

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

A certain condominium located in Davidson County, Tennessee, being Unit No. 1815 of VIRIDIAN A CONDOMINIUM, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Viridian, a Condominium of record in Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834 and Attorney's Certificate recorded at Instrument No. 20061004-0122836 and amendments recorded at Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Instrument No. 20120802-0068536, Instrument No. 20140128-0007721 and Affidavit of Scrivener's Error recorded in Instrument No. 20140530-0046816, further amended in Instrument No. 20171002-0100849 and Instrument No. 20180510-0045059 and Transfer of Declarant Rights recorded in Instrument No. 20190819-0083016, and further amended in Instrument No. 20191211-0127973, Instrument No. 20210224-0022602, Instrument No. 20210316-0034923, Instrument No. 20210504-0059486, Instrument No. 20210527-0071781, Instrument No. 20220322-0032699, Instrument No. 20220413-0042759, Instrument No. 20220601-0063430, Instrument No. 20220609-0065739, Instrument No. 20230518-0037490, Instrument No. 20230915-0072432, Instrument No. 20240829-0066620, Instrument No. 20241023-0082450, Instrument No. 20250127-0006012, Instrument No. 20250127-0006070 and Instrument No. 20250127-0006107 and Scrivener's Affidavit recorded in Instrument No. 20250707-0053290 and further Amended in Instrument No. 20250730-0060230, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Jimmy Hall, a married man and Justin Newman, a married man, tenants in entirety by Warranty Deed from Dell Orsua, of record in Instrument No. 20180710-0066406, in the Register's Office of Davidson County, Tennessee, dated June 26, 2018, and recorded on July 10, 2018.

This conveyance is made subject to:

1. 2025 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VIRIDIAN, A CONDOMINIUM of record in Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834 and Attorney's Certificate recorded at Instrument No. 20061004-0122836 and amendments recorded at Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Instrument No. 20120802-0068536, Instrument No. 20140128-0007721 and Affidavit of Scrivener's Error recorded in Instrument No. 20140530-0046816, further amended in Instrument No. 20171002-0100849 and Instrument No. 20180510-0045059 and Transfer of Declarant Rights recorded in Instrument No. 20190819-0083016, and further amended in Instrument No. 20191211-0127973,

Instrument No. 20210224-0022602, Instrument No. 20210316-0034923, Instrument No. 20210504-0059486, Instrument No. 20210527-0071781, Instrument No. 20220322-0032699, Instrument No. 20220413-0042759, Instrument No. 20220601-0063430, Instrument No. 20220609-0065739, Instrument No. 20230518-0037490, Instrument No. 20230915-0072432, Instrument No. 20240829-0066620, Instrument No. 20241023-0082450, Instrument No. 20250127-0006012, Instrument No. 20250127-0006070 and Instrument No. 20250127-0006107 and Scrivener's Affidavit recorded in Instrument No. 20250707-0053290 and further Amended in Instrument No. 20250730-0060230; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7423, Page 374; Book 8027, Page 865; Book 9208, Page 613 and Instrument No. 20050124-0008719.
5. Covenants, Conditions and Restrictions as set forth in Air Rights Reservation recorded in Instrument No. 20000815-0080915.
6. Easement for Reciprocal, recorded in Instrument No. 20041103-0132451.
7. Easement for Ingress and egress, recorded in Instrument No. 20060928-0120211.
8. Agreement as set forth in instrument recorded in Book 2902, Page 328.
9. Stormwater Quality Agreement as set forth in instrument recorded in Instrument No. 20040916-0111454.
10. Agreement and Release as set forth in instrument recorded in Instrument No. 20060928-0120212.
11. Charter for Viridian Condominium Association, Inc. recorded as Instrument No. 20061004-0122835.
12. Ordinance No. 097-755 recorded in Book 10512, Page 464.
13. Ordinance No. BL2002-1033 recorded in Instrument No. 20020626-0076795.

CERTIFICATE OF AUTHENTICITY

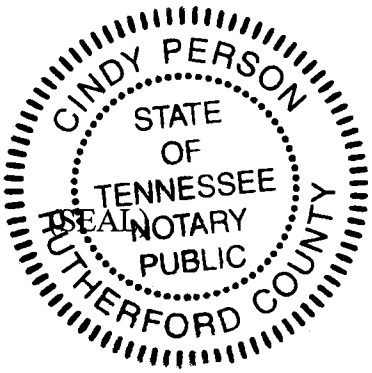
I, Alexis Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10-30-2025.

A R Steelman
Affiant Signature

10-31-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 31 day of October, 2025.



Cindy Person
Notary Public

My Commission Expires: 4-19-2027