This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $660,000.00.

Affiant

Subscribed and sworn before me this the 12th day of November, 2025.

Notary Public
My commission expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

Karen Johnson Davidson County
Batch# 1345748 DEEDWARR
11/13/2025 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20251113-0090535

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
William H. Spurgeon Paige A. Spurgeon 243 Foxboro Drive Madison, TN 37115	New Owner	042-13-0 080.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JILL ANDREWS AND DAVID JERRED COOPER, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to WILLIAM H. SPURGEON AND PAIGE A. SPURGEON, HUSBAND AND WIFE., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Hedgewood Hills, Section 2, as of record in Book 3700, page 44, Registers Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 148.36 feet on the Southerly side of Foxboro Drive and extends back 325.1 feet on the Easterly line and 285.12 feet on the Westerly line to a dead line, measuring 219.7 feet thereon.

Being the same property conveyed to Jill Andrews and David J. Cooper, wife and husband, by deed dated 09/19/2025, from Jill Andrews, of record in Instrument No. 20250923-0075810, Register's Office for said County.

Also being the same property conveyed to Jill Andrews, an unmarried woman, by deed dated 03/10/2017, from Steinland, LLC, of record in Instrument No. 20170313-0024405, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 243 Foxboro Drive, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 12 day of November, 2025.

Jill Andrews

David Jerred Cooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jill Andrews and David Jerred Cooper, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of November, 2025.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Ryan Lux, 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 **November 12, 2025**.

Date

Affiant Signature

11/12/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12th** day of **November**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

