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 $180,000.00.

Affiant

Subscribed and sworn before me this the 10 day of December, 2025.

Notary Public
My commission expires: 3.00.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1356840 DEEDWARR
12/11/2025 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20251211-0098735

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Paul John Anderson Jr. Rachel Austen Anderson 235 Foxboro Dr. Madison, TN 37115	New Owner	042-13-0 081.00 & 012.01

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, DAVID JERRED COOPER AND JILL E. ANDREWS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PAUL JOHN ANDERSON JR. AND RACHEL AUSTEN ANDERSON, 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 lying in DAVIDSON County, Tennessee, bound and described as follows, to-wit:

PARCEL 1 (042-13-0 081.00):
Land located in DAVIDSON County, Tennessee, and being Lot No. 26 on the Plan of Hedgewood Hills, Section II, as of record in Book 3700, Page 44, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property. Said Lot No. 26 fronts 130 feet on the southerly side of Foxboro Drive and extends back 357.6 feet on the easterly line and 325.1 feet on the westerly line, to a line in the rear on which it measures 132.4 feet.

PARCEL 2 (042-13-0 012.01):
Land located in DAVIDSON County, Tennessee, and being the southwest part of the land conveyed to Leonard Davidson and Harold Vandercook from Luke Hannah, et al, by deed recorded in Book 3032, Page 261, Register's Office for said County, described as follows:

Beginning at a concrete monument in the South boundary of the abovementioned tract, said monument being North 86 deg. 42' West 290 feet from the intersection of the westerly margin of Vanoke Drive and the South boundary of Hedgewood Hills Subdivision, Section 1, as of record in Book 2900, Page 135, Register's Office for said County; thence with the South boundary of the land conveyed to Davidson and Vandercook by Hannah, North 88 deg. 33' West 685 feet, more or less, to an iron pin at a white oak tree and end of a stone wall; thence North 1 deg. 24' East 365 feet, more or less, to an iron pin in the westerly line of the Davidson and Vandercook tract; thence leaving said westerly line, South 89 deg. 6' East 700 feet, more or less, to an iron pin at the common back corner between Lots 14 and 15 in Hedgewood Hills, Section 1; thence with the rear line of Lots 14 and 13 in said Subdivision, South 4 deg. 46' West 369.20 feet to the beginning, containing 5.8 acres, more or less.

Being the same property conveyed to David Jerred Cooper and Jill E. Andrews, husband and wife, by deed dated 12/11/2020, from Shearer Tisdale Spears and Debra J. Edwards and Robert Bruce Poe and James Douglas Poe and Robert Michael Tisdale and Frank Cooper Tisdale, of record in Instrument No. 20201215-0147670, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 0 Foxboro Dr & 0 Vanoke Dr., 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 10 day of December, 2025.

David Jerred Cooper

Jill E. Andrews

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Jerred Cooper and Jill E. Andrews, 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 10 day of December, 2025.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 12/10/25. (date of document).

Affiant Signature

12/11/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

