Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260153130** Karen Johnson Davidson County Batch # 1376920 DEEDWARR 02/06/2026 09:53:25 AM 2 pgs Fees: $13.00 Taxes: $4,070.00 20260206-0008660	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Affiant Subscribed and sworn to before me, this 30th day of January, 2026. Notary Public My Commission Expires:

CASEY BREWINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

WARRANTY DEED

Address New Owner: Duke Cooper and Susan Patrice Cooper Revocable Living Trust dated January 14, 2022 110 31st Ave 802 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-02-4C-086.00-CO

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, **Edgar H.Pierce, Jr. and Sarah R. Pierce, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Duke Cooper and Susan Patrice Cooper Revocable Living Trust dated January 14, 2022**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 802, of The West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, said Register's Office, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, said Register's Office, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, said Register's Office, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

TOGETHER with parking Space Numbers 39, 40 and Storage Space Unit P2-7, which are assigned as Limited Common elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Edgar H. Pierce, Jr. and Sarah R. Pierce, husband and wife by Warranty Deed from Richard W. Dreiling and Ellen F. Dreiling, Trustees of the Richard W. Dreiling and Ellen F. Dreiling Revocable Living Trust u/a/d April 14, 2007 of record in Instrument No. 20190320-0025237 Register's Office for Davidson County, Tennessee, dated March 19, 2019 and recorded on March 20, 2019.

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 record.

Taxes for the year 2025, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 46, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number The West End, a condominium community of record in Instrument Number 20080401-0032619, amended in Instrument No. 20080408-0035628, Instrument No. 20090512-0043586, Instrument No. 20090921-0087974 and Instrument No. 20211123-0155484 and Amendment recorded in Instrument No. 20230313-0017699, Instrument No. 20230313-0017700 and Instrument No. 20230313-0017703Register's Office for Davidson County, Tennessee., Register's Office for Davidson County, Tennessee, but omitting any covenant,

condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Charter of The West End Condominium Association of record in Instrument No. 20101105-0089042, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement in Instrument No. 20051013-0123588, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Storm Drainage in Instrument No. 20051013-0123589, Register's Office for Davidson County, Tennessee.

Application to Combine Parcels of record in Instrument Number 20051123-0141766, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20140328-0025603, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed for Parking Space of record in Instrument Number 20180911-0089959, Instrument No. 20190206-0011450 and Instrument No. 20190206-0011451, in the Register's Office for Davidson County, Tennessee.

Notice of Quit Claim Deed of record in Book Instrument No. 20120119-0005400, in the Register's Office for Davidson County, Tennessee.

Articles of Conversion of record in Instrument Number 20050921-0113643, in the Register's Office for Davidson County, Tennessee.

Notice of Termination of Rules and Regulations for The West End (a Condominium Community) of record in Instrument No. 202512160100079, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 110 31st Ave 802 Nashville TN 37203

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 30th day of January, 2026.

Edgar H. Pierce, Jr.

Sarah R. Pierce

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 30th day of January, 2026.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026