Karen Johnson Davidson County
Batch# 1379182 DEEDWARR
02/11/2026 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20260211-0010724

Name and Address of New Owner:
David Cooper and Suzanne Cooper
1640 ~~2640~~-A Northview Avenue
Nashville, TN 37216

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 072104I00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Trinity Investee LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David Cooper and Suzanne Cooper, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 1640-A on the Plan of Homes at 1640a and 1640b Northview Avenue, Nashville, TN 37206, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 1640a and 1640b Northview Avenue, Nashville, TN 37206, a Horizontal Property Regime with Private Elements, at Instrument No. 20180731-0074534, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Trinity Investee, LLC, a Tennessee Limited Liability Company by Warranty Deed from Linda Sue Nicklos of record in Instrument No. 20210812-0108841 Register's Office for Davidson County, Tennessee, dated August 11, 2021 and recorded on August 12, 2021.

This conveyance is subject to the current year's property taxes which have been prorated, 2026 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1640-A Northview Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of February, 2026.

Trinity Investee LLC, a Tennessee Limited Liability Company

By: _____
Mena Nady, Member

By: _____
Bichoy Raouf Saad, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Notary Public of the state and county mentioned, personally appeared Mena Nady and Bichoy Raouf Saad, Members of Trinity Investee LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and Member of Trinity Investee LLC, the within named bargainor, a Limited Liability Company, and that such Mena Nady and Bichoy Raouf Saad, Members of Trinity Investee LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of February, 2026.

_____
Notary Signature

My commission expires: 4/21/2029

SHERIF FOUAD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $570,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Trinity Investee LLC, a Tennessee Limited Liability Company

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of February, 2026.

_____
Notary Signature
My commission expires: 4/21/2029

SHERIF FOUAD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 2/5/26.

Affiant Signature – Joshua A. Terry

2/9/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/9/26.

Notary Public

My Commission Expires: 5.10.27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON