WARRANTY DEED

Karen Johnson Davidson County
Batch # 1382498 DEEDWARR
02/18/2026 11:10:36 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50

20260218-0012842

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17TH DAY OF February, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lewis Homes, LLC, a Tennessee Limited Liability Company	New owner	
(NAME)	(NAME)	Unit A: 081-07-0W-001.01CO
6314 Turkey Foot Court		
(ADDRESS)	(ADDRESS)	Unit B: 081-07-0W-002.01CO
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **NORTHEAST GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEWIS HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit Nos. A and B on the Plan of Homes at 10th Avenue North & Owen Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20250123-0005221, as revised in Instrument No. 20250506-0035136, 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 the same property conveyed to Mattie G. Cooper and Izora Cooper by Installment Deed from Irene Willis, a widow of record in Book 4395, Page 390, Register's Office for Davidson County, Tennessee, dated January 30, 1970 and recorded on February 2, 1970.

Being the same property conveyed to Mattie G. Cooper by Quitclaim Deed from Izora Cooper of record in Book 5465, Page 363, Register's Office for Davidson County, Tennessee, dated July 10, 1979 and recorded on July 16, 1979. Mattie G. Cooper died on or about March 15, 1999. Her Last Will and Testament being duly entered into Probate in Davidson County, Tennessee, under Docket No. 00P403. Izora Cooper, Margaret Rogers, Fannie Bigham, Charles Cooper, Adrian Richmond, Gideon Cooper and Edward Moore being named as devisees: Gideon Cooper predeceased his mother, Mattie L. Cooper on or about August 11, 1992; Margaret Rogers died on or about June 2, 2004. Her Last Will and Testament being duly entered into Probate in Davidson County, Tennessee, under Docket No. 04P-1168; Izora Cooper died on or about December 5, 2010; Charles Cooper now deceased; Edward Moore now deceased; Further reference made by Affidavits of Heirship of record in Instrument No. 20160620-0062595, Instrument No. 20190805-0077540, Instrument No. 20240920-0073083 and Instrument No. 20240920-0073087, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jimmy Cooper by Quitclaim Deed from Fannie Bingham, Heir(s) at law of Mattie G. Cooper of record in Instrument No. 20200526-0054022 Register's Office for Davidson County, Tennessee, dated June 4, 2018 and recorded on May 26, 2020.

Being the same property conveyed to Jimmy Cooper by Quitclaim Deed from Darian C. Cooper of record in Instrument No. 20220615-0068256, Register's Office for Davidson County, Tennessee, dated June 7, 2022 and recorded on June 15, 2022.

Being the same property conveyed to Jimmy Cooper by Quitclaim Deed from Carlitta Cole-Kelly of record in Instrument No. 20220621-0070510 Register's Office for Davidson County, Tennessee, dated June 7, 2022 and recorded on June 21, 2022. Default Judgment(s) by Chancery Court Case No. 20-513-III for Davidson County, Tennessee, at Nashville, of record in Instrument No. 20220407-0040254, Instrument No.20220506-0052543, Instrument No. 20220831-0098343 and Instrument No. 20220829-0097348, Register's Office for Davidson County, Tennessee, all named defendants, their heirs, successors, personal representatives and assigns are barred from claiming title to the property and is vested in the plaintiff Jimmy Cooper. Jimmy Cooper died on or about March 6, 2023. Further reference made by Affidavits of Heirship of record in Instrument No. 20230724-0056966 and Instrument No. 20230724-0056970, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Toya Coppage Cooper, Jimmy O. Cooper, Bianca Cooper, Britney Cooper and Marlon Cooper by Quitclaim Deed from Michael Moore, Donnis Moore and Clarence Lee Moore of record in Instrument No. 20240823-0064921 Register's Office for Davidson County, Tennessee, dated August 10, 2024 and recorded on August 23, 2024.

Being the same property conveyed to Toya Coppage Cooper, Jimmy O. Cooper, Bianca Cooper, Britney Cooper and Marlon Cooper by Quitclaim Deed from Adreane Richmond of record in Instrument No. 20240919-0072853 Register's Office for Davidson County, Tennessee, dated September 10, 2024 and recorded on September 19, 2024.

Being the same property conveyed to Northeast Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Toya Coopage-Cooper, Jimmy O. Cooper, Bianca Cooper, Britney Cooper and Marlon Cooper of record in Instrument No. 20240923-0073555 Register's Office for Davidson County, Tennessee, dated September 19, 2024 and recorded on September 23, 2024.

NEW M/P: (Unit A) 081-07-0W-001.01CO; (Unit B) 081-07-0W-002.01CO

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1825 10th Ave North & 1824 Owen Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 17 day of February, 2026

NORTHEAST GROUP, LLC,

A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Dylan Potter,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Authorized Agent** of Northeast Group, LLC, a Tennessee Limited Liability Company the within named bargainor, a limited liability company, and that he as **Authorized Agent**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as **Authorized Agent** of Northeast Group, LLC, a Tennessee Limited Liability Company.

Witness my hand and official seal this 17th day of February, 2026.

CHRISTI KELLY WILKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/27/2026

Commission expires: _____

Notary Public

CH2026-168