Karen Johnson Davidson County
Batch# 1400421 DEEDWARR
04/02/2026 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20260402-0026388

WARRANTY DEED

KATLYN CLARKE STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Kathleen W Cooper Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 04.18.2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
103 S Broadway St, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tyler W. Cooper	Tyler W. Cooper	091-06-0-117.00
(NAME)	(NAME)	
5821 Carl Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we RB Investment Properties LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Tyler W. Cooper, A SINGLE PERSON, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 32 on the Plan of West Park Addition, as of record in Book 2330, Page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason M. Alderman and Ninette DuPreez, husband and wife by Warranty Deed from Steven Kenneth Lepley, unmarried, dated 09/25/2015, of record in Instrument No. 20151002-0100634, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to DuPreez Alderman, LLC by Quitclaim Deed from Jason M. Alderman and Ninette DuPreez, dated 12/02/2015, of record in Instrument No. 20151202-0121549, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to RB Investment Properties, LLC, a Tennessee limited liability company by Warranty Deed from DuPreez Alderman, LLC, a Tennessee Limited Liability, dated 06/02/2025, of record in Instrument No. 20250606-0044635, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☐ 5821 Carl Place, Nashville, TN 37209

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 31st day of MARCH, 2026.

RB Investment Properties LLC

Randall Bennett, Sole Member

State of Tennessee
County of Maury

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Randall Bennett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Sole Member within named bargainor, a Tennessee Limited Liability Company, and that he/she as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Randall Bennett, as such Sole Member.

Witness my hand and Official seal this 31st day of March 2026.

Notary Public:
My Commission Expires: 6-14-26

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company
103 S Broadway St
Portland, TN 37148

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 March 31, 2026.

Affiant Signature

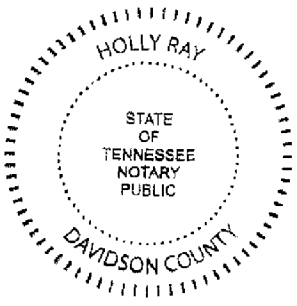
April 1, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of April, 2026.



Notary's Signature

My Commission Expires: 03/09/27