Karen Johnson Davidson County
Batch# 1424590 DEEDWARR
05/22/2026 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20260522-0046976

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $975,000.00. Amanda Elkr Affiant Subscribed and sworn to before me, this the 18th day of May, 2026. Carmen Coats Notary Public My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
David Jerred Cooper and Jill Ellen Andrews	MOVEMENT MORTGAGE, LLC	083-04-1F-002.00-CO
2309D Carter Avenue	8024 CAWIN HALL RD	
Nashville, TN 37206	INDIAN LAND, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **ELIZABETH MURRAY BRICKEN FKA ELIZABETH MURRAY COLLINS, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID JERRED COOPER AND JILL ELLEN ANDREWS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit D, as established in Declaration of Covenants, Conditions and Restrictions for Carter Avenue Residences II, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180720-0071146, amended in Instrument No. 20200127-0009595 in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Elizabeth Murray Collins, an unmarried person by Warranty Deed from 2309 Carter, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20200501-0045840 Register's Office for Davidson County, Tennessee, dated April 30, 2020 and recorded on May 01, 2020 and Scrivener's Affidavit Recorded Instrument No. 20220505-0052026.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

The address of the herein described property is believed to be 2309D Carter Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of May, 2026.

Elizabeth Murray ~~Bricken~~ FKA Elizabeth Murray Collins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elizabeth Murray Bricken FKA Elizabeth Murray Collins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of May, 2026.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/03/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 18. 2026

Affiant Signature

22nd day of May, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028