RECORDING INFO	STATE OF TENNESSEE) COUNTY OF ROBERTSON)
Karen Johnson Davidson County Batch# 1436600 DEEDWARR 06/22/2026 01:51:30 PM 3 pgs Fees: $18.00 Taxes: $684.50 20260622-0056072	The actual consideration for this transfer or value of property transferred (whichever is greater) is $185,000.00. Affiant Sworn to and subscribed before me this 22nd day of June, 2026. Notary Public My Commission Expires: 9-18-28
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	CHANCE ALEXANDER SUMMERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Kenneth R. Harper and Amy L. Harper 538 Thompson Lane Portland, TN 37148	New Owner(s)	018-07-0-116.00

THIS GENERAL WARRANTY DEED is made and effective as of the 22nd day of June, 2026 (the "***Effective Date***"), by and between:

BRIAN COTTOM and BARBARA COTTOM, husband and wife ("*Grantor*"); and

KENNETH R. HARPER and AMY L. HARPER, husband and wife ("*Grantee*").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, being Lot No. 66, on the Plan of Charleston Square, Section II, as shown on plat of record in Plat Book 5200, Page 133, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Brian Cottom and Barbera Cottom, husband and wife by Warranty Deed from Benedict S. Leto, a single man of record in Instrument No. 20081209-0118875 Register's Office for Davidson County, Tennessee, dated November 24, 2008 and recorded on December 09, 2008.

Being the same property conveyed to Brian Cottom and Barbara Cottom, a husband and wife, as tenants by entirety by Quitclaim Deed from Brian Cottom and Barbara Cottom, a who incorrectly Acquired title as Barbara Cottom, husband and wife of record in Instrument No. 20140826-0077639 Register's Office for Davidson County, Tennessee, dated July 28, 2014 and recorded on August 26, 2014.

This is improved property commonly known as 221 Charleston Drive, Goodlettsville, TN 37072.

This conveyance is being made subject to (i) taxes for the year 2026, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Rights or claims of parties in possession not shown by the public records.

2. Easements or claims of easements not shown by the Public Records.

3. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 133, Register's Office for Davidson County, Tennessee.

4. Restrictions of record in Book 5398, Page 674, and Amended Restrictive Covenants Recorded Book 5439, Page 204, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Brian Cottom

Barbara Cottom

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, BRIAN COTTOM and BARBARA COTTOM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2026.

LISA G. HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 07/29/2028

TRUE COPY CERTIFICATION

I, LISA HODGES, 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 June 22, 2026 (date of document).

Affiant Signature

Date: 02/22/2026

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

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

Notary Public

My Commission Expires: 9c/18-26

CHANCE ALEXANDER SUMMERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY