Name and Address of New Owner:
Monica Onate Cooper and
William Maurice Cooper Jr
725 Sandbury Pt.
Antioch, TN 37013

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
725 Sandbury Pt.
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1463719 DEEDWARR
08/25/2026 02:39:30 PM 4 pgs
Fees: $23.00 Taxes: $1,454.10
20260825-0078698

Map & Parcel(s):
164 10 0A 250.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sharon E. Gipson, an unmarried woman, and Kierra Gipson-Leroux FKA Kierra Gipson, married,** hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Monica Onate Cooper and William Maurice Cooper Jr, wife and husband,** hereinafter called the GRANTEE, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being Lot No. 105 on the Final Plat, Village Five, Summerfield Subdivision, as shown by plat appearing of record in Instrument No. 20051103-0133115, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Sharon E. Gipson an unmarried woman and Kierra Gipson an unmarried woman, by Warranty Deed from Mark Anderson and Dana M. Anderson, Husband and Wife dated May 29, 2020, and recorded June 02, 2020, of record in Instrument No. 20200602-0056537, in the Register's Office for Davidson County, Tennessee.

Subject property is not the primary residence of the Grantors.

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, and (5) other matters of public record.

This is improved property known as: 725 Sandbury Pt, Antioch, TN 37013

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, their heirs, successors and assigns forever; and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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.

Kierra Gipson-Leroux FKA Kierra Gipson

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~RUTHERFORD~~ Mecklenburg

On this 14th day of August, 2026, before me personally appeared Kierra Gipson-Leroux FKA Kierra Gipson, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 14th day of August, 2026.

Patricia Williams
Notary Signature
My commission expires: 12-15-2029

PATRICIA WILLIAMS
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires Dec. 15, 2029

WITNESS our hand this 14 day of Aug., 2026.

Sharon E. Gipson

Sharon E. Gipson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 14 day of Aug, 2026, before me personally appeared Sharon E. Gipson, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 14 day of Aug, 2026.

Lisa K R Wagner
Notary Signature
My commission expires: Oct. 21, 2028

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $393,000.00.

Alex Kmiec
Affiant Signature

Subscribed and sworn to before me, this the 18th day of August, 2026.

Notary Public
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Ashley Rudy, 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 August 14, 2026 (date of document).

Affiant Signature

Date: 8/18/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of August, 2026.

Notary's Signature
My Commission Expires: 9/3/2029

Alexandra McDaniel
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY