Karen Johnson Davidson County
Batch# 271778 DEEDWARR
08/15/2019 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,624.30

Warranty Deed

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 493497

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 439,000.

Affiant

Subscribed and sworn to before me, this the 9th day of August, 2019.

Notary Public

My commission expires: 3/25/23

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires

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
The Marsh Family Revocable Trust dated March 10, 2004	New Owner	172100A02100
5637 Cedar Rock Drive		
Nashville, TN 37211		

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, **KIMBERLY M. COONEY, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID CARLETON MARSH AND NANCY JEAN MARSH, TRUSTEES OF THE MARSH FAMILY REVOCABLE TRUST DATED MARCH 10, 2004**, 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 in Davidson County, Tennessee, being Lot No. 21 on the Plan of A Cluster Lot Development, Brentwood Cove, Revision 3, of record in Plat at Instrument No. 20010201-0009801, 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 Kimberly M. Fredrickson and husband, Erik L. Fredrickson by Warranty Deed from Southeastern Building Corporation, a Tennessee corporation, of record in Instrument No. 20031008-0149099, Register's Office for Davidson County, Tennessee, dated September 26, 2003 and recorded on October 08, 2003.

Being the same property conveyed to Kimberly M. Fredrickson by Quitclaim Deed from Erik L. Fredrickson, of record in Instrument No. 20050509-0052217, Register's Office for Davidson County, Tennessee, dated April 13, 2005 and recorded on May 09, 2005. The said Kimberly M. Fredrickson is now known as Kimberly M. Cooney.

Being also known as 5637 Cedar Rock Drive, Nashville, Tennessee 37211.

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

The address of the herein described property is believed to be 5637 Cedar Rock Drive, Nashville, TN 37211, 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 9th day of August, 2019.

Kimberly M. Cooney

Brian Cooney, spouse of Kimberly M.Cooney, joins in the execution of this instrument for the purpose of conveying his/her vested ownership and marital interest to said property in reference to this loan. Furthermore, Brian Cooney, has no personal liability for the repayment of said loan.

Brian Cooney

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 Kimberly M. Cooney and Brian Cooney, 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 9th day of August, 2019.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

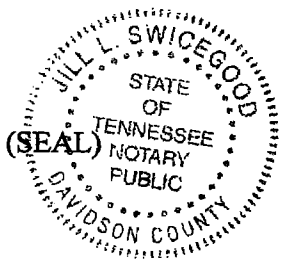
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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