Karen Johnson Davidson County
Batch# 596469 DEEDWARR
03/22/2021 11:28:22 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20210322-0037323

THIS INSTRUMENT WAS PREPARED BY
AND PLEASE RECORD AND RETURN TO:
FREEDOM TITLE SERVICES, LLC
135 CENTER POINTE DR.
CLARKSVILLE, TN 37040
(931) 647-0677

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Heather Jackson
Affiant

Subscribed and sworn to before me, this 18TH DAY OF MARCH, 2021.

J. B. CLARK
Notary Public

MY COMMISSION EXPIRES: 12/20/22

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Jackson and Carl Jackson II, Wife and Husband	NEW OWNER (NAME)	
5050 Cougar Cove (ADDRESS)	(ADDRESS)	004-00-0-155.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Janice Davis Schipper, Trustee of the Schipper Revocable Living Trust, UAD 20th day September 2019, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Heather Jackson and Carl Jackson II, Wife and Husband, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Fourteenth Civil District -Davidson County, Tennessee Property Map 4 Part of Parcel 32.

TRACT 6 - Containing 5.37 Acres

To find the point of beginning, start at a concrete monument at the intersection of the southerly right-of-way (25 feet from the centerline) of Coopertown Road with the easterly boundary line of Hargrove Subdivision, a plat of which is of record in Plat Book 6050, Page 317, in the Register' s Office of Davidson County, Tennessee, said monument being westerly approximately 1426 feet along said right-of-way from its intersection with Whites Creek Pike; thence, leaving said right-of-way with said easterly boundary line, South 0 degrees 44 minutes 00 seconds West 572.24 feet to the beginning of a curve concave to the West and having a radius of 748.48 feet; thence, with aid curve and the easterly boundary line of property owned by Donald Dickerson, of record in Deed Book 7271, Page 681, in said Register' Office, an arc distance of 254.90 feet, then severing the property of James I. Caldwell, III and David R. Wade, III, of record in Deed Book 7473, Page 663, in said Register' Office, an arc distance of 95.40 feet for a total arc distance of 350.30 feet to the point of tangency; thence, continuing to sever said Caldwell and Wade property, South 27 degrees 33 minutes 00 seconds West 202.23 feet to an iron pin at the POINT OF BEGINNING; Thence, severing said Caldwell and Wade property, as follows: South 27 degrees 33 minutes 00 seconds West 180.58 feet to the beginning of a curve concave to the Northwest and having a radius of 258.52 feet; Thence, with said curve, an arc distance of 175.32 feet to the point of tangency, South 66 degrees 24 minutes 20 seconds West 110.59 feet to the beginning of a curve concave to the Southeast and having a radius of 226.45 feet; thence with said curve, an arc distance of 146.48 feet to an iron pin at the point of tangency, North 60 degrees 39 minutes 20 seconds West 106.99 feet to an iron pin, South 77 degrees 32 minutes 40 seconds West 194.85 feet to an iron pin in the easterly boundary line of property owned by Lloyd T Owen et ux, of record in Deed Book 6620 page 812 in said Register's Office, thence, with said easterly boundary line, North 6 degrees 45 minutes 00 seconds West 382.66 feet to an iron pin; thence, again severing said Caldwell and Wade property, as follows: North 83 degrees 15 minutes 00 seconds East 655.97 feet to an iron pin, South 62 degrees 27 minutes 00 seconds East 106.54 to the BEGINNING containing 5.37 acres.

The above described tract is benefited by a 50 foot wide easement for the purpose of ingress and egress between said tract and Coopertown Road and being more particularly described as follows:

50 Foot Easement for Ingress/Egress

BEGINNING at an iron pin at the intersection of the southerly right-of-way (25 feet from the centerline) of Coopertown Road with the westerly boundary line of property owned by Marie Sloan, of record in Deed book 6842 page 844 in the Register's Office of Davidson County, Tennessee, said pin being westerly approximately 1375 feet along said right-of-way from its intersection with Whites Creek Pike; Thence, leaving said right-of-way with said westerly boundary line, South 0 degrees 44 minutes 00 seconds West 780.29 feet to an iron pin at said Sloan's southwest corner; Thence, severing the property of James I. Caldwell, III and David R. Wade, III, of record in Deed Book 7473 page 663 in said Register's Office, as follows: North 89 degrees 39 minutes 40 seconds West 13.24 feet, South 27

WARRANTY DEED
(Continued)

degrees 33 minutes 00 seconds West 543.79 feet the beginning of a curve concave to the Northwest and having a radius of 308.52 feet; thence, with said curve, an arc distance of 209.23 feet through a central angle of 38 degrees 51 minutes 20 seconds to the point of tangency, South 66 degrees 24 minutes 20 seconds West 110.59 feet to the beginning of a curve concave to the Southeast and having a radius of 114.13 feet through a central angel of 37 degrees 03 minutes 40 seconds to the beginning of a turn-in curve to a cul-de-sac concave to the East and having a radius of 50 00 feet; thence, with said turn-in curve, an arc distance of 36.14 feet through a central angle of 41 degrees 24 minutes 40 seconds to the beginning of cul-de-sac turn around curve concave to the North and having a radius of 50 00 feet; thence, with said turn around curve, an arc distance of 229.35 feet to the beginning of a turn-in curve leaving said cul-de-sac concave to the Northwest and having a radius of 50.00 feet; thence, with said turn-in curve, an arc distance of 36.14 feet through a central angle of 41 degrees 24 minutes 40 seconds to the beginning of a curve concave to the Southeast and having a radius of 226.45 feet, thence, with said curve, an arc distance of 146.48 feet through a central angle of 37 degrees 03 minutes 40 seconds to the point of tangency, North 66 degrees 24 minutes 20 seconds East 110.59 feet to the beginning of a curve concave to the Northwest and having a radius of 258.52 feet; thence, with said curve, an arc distance of 175.32 feet through a central angle of 38 degrees 51 minutes 20 seconds to the point of tangency, North 27 degrees 33 minutes 00 seconds East 382.81 feet to the beginning of a curve concave to the West and having a radius of 748.48 feet; thence, continuing to sever said Caldwell and Wade property with said curve and continuing with the easterly boundary line of property owned by Donald Dickerson, of record in Deed Book 7271 page 681 in said Register's Office, an arc distance of 350.30 feet through a central angle of 26 degrees 49 minutes 00 seconds to an iron pin at the point of tangency; thence, with the easterly boundary line of Hargrove Subdivision, of record in Plat Book 6050 page 317 in said Register's Office, North 0 degrees 44 minutes 00 seconds East 572.24 feet to a concrete monument in said southerly right-of-way of Coopertown Road; thence, with said right-of-way, South 79 degrees 44 minutes 00 seconds East 50.70 feet to the BEGINNING.

Being the same property conveyed to Wolfgang R. Schipper and Janice D. Schipper, by Installment Deed from James I. Caldwell, III and David R. Wade, III, of record in Book 7499, Page 726, Register's Office for Davidson County, Tennessee, dated March 24, 1988 and recorded on March 25, 1988.

Being the same property conveyed to Wolfgang Richard Schipper and Janice Davis Schipper, as Trustees of the Schipper Revocable Living Trust, under agreement dated the 20th day of September 2019 by Quitclaim Deed from Wolfgang Richard Schipper and Janice Davis Schipper, of record in Instrument No. 20190923-0096505, Register's Office for Davidson County, Tennessee, dated September 20, 2019 and recorded on September 23, 2019.

The said Wolfgang Richard Schipper having died on November 9th, 2020.

Janice D. Schipper is one and the same person as Janice Davis Schipper.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5050 Cougar Cove, Joelton, TN 37080
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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.

Witness my/our hand(s) this 18th day of March, 2021.

WARRANTY DEED
(Continued)

Janice Davis Schipper, Trustee of the Schipper Revocable Living Trust, UAD 20th day September 2019

BY: Janice Davis Schipper
Trustee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janice Davis Schipper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Trustee of the Schipper Revocable Living Trust, UAD 20th day September 2019, and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 18 day of March, 2021.

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/9/2022

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072