WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/19/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Owen Lloyd Harvey	Owen Lloyd Harvey	151 10 0A 215.00 CO
(NAME)	(NAME)	
1509 Brookchase Court	1509 Brookchase Court	Karen Johnson Davidson County Batch# 719318 DEEDWARR 09/17/2021 02:40:30 PM 3 pgs Fees: $18.00 Taxes: $999.00 20210917-0125422
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **William E. Cooper and Tina L. Cooper, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Owen Lloyd Harvey, an unmarried man,** hereinafter called the GRANTEE(S), his/her/their 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. 195 on the Plan of Phase 2, Villages of Long Hunter, of record in Instrument No. 20020515-0059732, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to William E. Cooper and wife, Tina L. Cooper by Warranty Deed from Barbara L. Boone, dated 10/14/2011 and recorded 10/18/2011, of record in Instrument 201110180080864, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Instrument 200205150059732, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Instrument 200105310056382, and Instrument 200311110164945, Register's Office for Davidson County, Tennessee; Easement as recorded in Book 1101, Page 457, Register's Office for Davidson County, Tennessee; Grant of Transmission Line Easement as recorded in Book 2338, Page 466, Register's Office for Davidson County, Tennessee; Declaration of Taking as recorded in Book 4446, Page 423, Register's Office for Davidson County, Tennessee; Easement contained in Judgment including terms and conditions thereof as recorded in Book 4535, Page 351, Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement Water Mains and Appurtenances as recorded in Book 8197, Page 288, Book 8358, Page 91, Book 8358, Page 94, Register's Office for Davidson County, Tennessee; Utility Easement to the Tennessee Telephone Company as recorded in Book 9661, Page 919, Register's Office for Davidson County, Tennessee; Grant of Easement as recorded in Instrument 200009060088271 and Instrument 200009060088272, Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Instrument 200010300107415, Register's Office for Davidson County, Tennessee; Stormwater Detention

Agreement Easement as recorded in Instrument 200207180086411, Register's Office for Davidson County, Tennessee; Quitclaim Deed Conveyed to the Villages of Long Hunter Homeowners Association of record in Instrument 200105310056383, Register's Office for Davidson County, Tennessee; Charter of Villages of Long Hunter of record in Instrument 200105310056381, Register's Office for Davidson County, Tennessee; By-laws of Villages of Long Hunter Homeowners Association Inc., of record in Instrument 200410220127537, Register's Office for Davidson County, Tennessee.

This conveyance is further 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.

unimproved ☐

This is improved ☑ 1509 Brookchase Court, Antioch, TN 37013

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15th day of September, 2021.

William E. Cooper

Tina L. Cooper

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Cooper and Tina L. Cooper, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of September, 2021.

Notary Public:
My Commission Expires: 3.8.25

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 9-15-2021.

Affiant
Date: September 16, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 16 day of September 2021.

Notary Public

My Commission Expires: 5/14/2025

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY