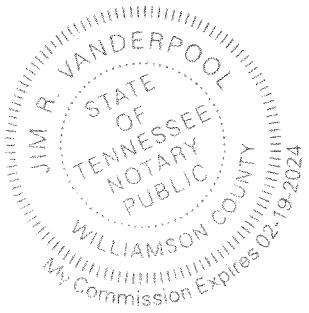
Karen Johnson Davidson County
Batch# 811243 DEEDWARR
02/24/2022 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $762.20
20220224-0021441

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/19/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Angela M. Cordes and Dale William Cordes	Angela M. Cordes & Dale William Cordes	Parcel ID: 041 00 0 189.00
(NAME) 4188 Brick Church Pike	(NAME) 341 Moira Circle	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David R. Mooneyhan and Theresa H. Mooneyhan, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Angela M. Cordes and Dale William Cordes, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot 2, Resubdivision of Creek Trail, Lots # 1, 6 and unrecorded Tract 5, as shown on plat of record in Instrument No. 20160912-0095857, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to David R. Mooneyhan and wife, Theresa H. Mooneyhan, by Warranty Deed from Sammy Kershaw and Kimberly Kershaw, of record in Instrument No. 20030514-0065748, in the Register's Office of Davidson County, Tennessee, dated May 8, 2003 and recorded on May 14, 2003.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 4188 Brick Church Pike, Whites Creek, TN 37189

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 our hands this 14 day of February, 2022

David R. Mooneyhan

David R. Mooneyhan

Theresa H. Mooneyhan

Theresa H. Mooneyhan

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State David R. Mooneyhan and Theresa H. Mooneyhan, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of February, 2022.

Notary Public

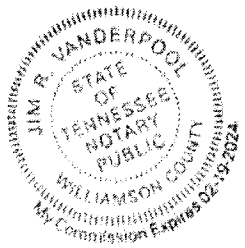
My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023

I Lisa Allard, 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 February 14, 2022.

Lisa Allard, Affiant February 14, 2022



State of Tennessee **County of Williamson**
Sworn to and subscribed before me this February 14, 2022.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-19-2024