Karen Johnson Davidson County
Batch# 886065 DEEDWARR
07/08/2022 11:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220708-0078905

WARRANTY DEED

BK/PG:8614/174-176
21038595

3 PGS : DEED	
BETH LYNCH 793000 - 21038595	
06/25/2021 - 01:47:34 PM	
MORTGAGE TAX	0.00
TRANSFER TAX	2405.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	2423.00

STATE of TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-14-2025 (AFFIX SEAL)

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meghan A. Schirmer and John D. Cooney, Jr.	New Owner	
(NAME)	(NAME)	178-00-0-062.00
9433 Highway 96		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARILYN ANDERSON JORDAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEGHAN AILEEN SCHIRMER, AN UNMARRIED INDIVIDUAL AND JOHN D COONEY JR., A MARRIED MAN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, 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:

The following described tract or parcel of real estate located in the Ninth (9th) Civil District of Davidson County, Tennessee and in the Sixth (6th) Civil District of Williamson County, Tennessee, and being more particularly described as follows, to wit;

A portion of the John A. Bragg, et ux property located on State Highway 96 in Davidson County. Tennessee, near the Davidson-Williamson County line and shown as Lot No. 2 on the survey by Carlisle & Brown, Engineering and Surveying, dated August 22, 1978.

Beginning at an iron pin located in the southerly right-of-way line of State Highway 96, said beginning point being the northeast corner of Lot No. 1 and northwest corner of the property described herein; thence South 59 degrees 56 minutes East a distance of 300.00 feet along the southerly right-of-way line of. State Highway 96 to an iron pin: thence South 28 degrees 25 minutes West a distance of 1,223,92 feet to an iron pin located in the northeast line of the Hooper Linton property; thence North 37 degrees 49 minutes West a distance of 283.67 feet with the Hooper Linton property line to an iron pin; thence North 26 degrees 21 minutes East a distance of 1,118,95 feet to the point of beginning, containing 7.5 acres more or less.

Being the same property conveyed to Gary S. Jordan and wife, Marilyn Anderson Jordan, by Warranty Deed from John A. Bragg and wife, Jane C. Bragg, of record in Book 5333, Page 77 (Davidson) and Book 321, Page 706 (Williamson), Register's Office for Davidson and Williamson County, Tennessee, dated August 30, 1978.

The said Gary S. Jordan died June 21, 1993, vesting title in Marilyn Anderson Jordan as the surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 9433 Highway 96, Franklin, TN 37064
(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 hand this 21st day of June, 2021

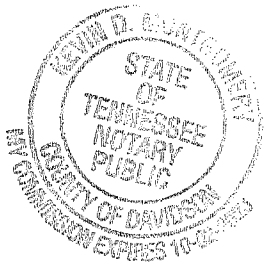
Marilyn Anderson Jordan
MARILYN ANDERSON JORDAN

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 Marilyn Anderson Jordan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of June, 2021.

Commission expires:



Notary Public

CERTIFICATE OF AUTHENTICITY

I, Amanda J. Arthur, 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 July 7, 2022.

Amanda J. Arthur
Affiant
Date: July 7, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7TH day of July 2022.

Notary Public

My Commission Expires: 11/5/2024

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY