Karen Johnson Davidson County
Batch# 893307 DEEDWARR
07/25/2022 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20220725-0084778

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-18275-LV

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of July, 2022.

Notary Public
My Commission Expires: 01/01/2024



Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jim R. McDaniel and Amy R. McDaniel 5609 Saddlewood Ln Brentwood, TN 37027	New Owner	171 00 0 056.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **James C. Coogan**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jim McDaniel and Amy McDaniel, husband and wife**, hereinafter called the Grantee(s), 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, Tennesse, being Lot No. 2 on the Plan of Re-Subdivision of Lots Nos. 18 and 19 Brentwood Gardens, of record in Book 4660, page 79, Register's Office for said County.

Being the same property conveyed to James C. Coogan by Quit Claim Deed from Elizabeth C. Leonard and Daniel B. Coogan of record as Instrument No. 20210601-0073279 in the Register's Office for Davidson County, Tennessee, dated May 28, 2021 and recorded on June 1, 2021.

Being also known as 5669 Cloverland Drive, Brentwood, TN 37027

This is improved property located at: **5669 Cloverland Drive, Brentwood, TN 37027.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of July, 2022.

GRANTOR:

James C. Coogan

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James C. Coogan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of July, 2022.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

202207250084778

Certificate of Authenticity

I, Joshua A. Terry, 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 7/21/22.

Affiant Signature

7/25/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/25/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON