This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-20421-LV

Karen Johnson Davidson County
Batch# 972836 DEEDWARR
02/22/2023 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20230222-0012335

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of February, 2023.

Notary Public
My Commission Expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Karen B. Griffin 1010 Crimson Clover Drive Brentwood, TN 37027	Karen B. Griffin 1010 Crimson Clover Drive Brentwood, TN 37027	172-02-0A-001-00

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 Coogan, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Karen B. Griffin, unmarried**, hereinafter called the Grantee(s), her 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, State of Tennessee, Being Lot Number 1 on Myrtlewood Estates, Section 8, a Planned Unit Development, formerly Brentwood Oaks Expansion, of record in Instrument Number 20170918-0095179, said Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made to said instrument number for a more comprehensive legal description.

Being the same property conveyed to James Coogan by Warranty Deed from The Boulders Subdivision, LLC, a Tennessee Limited Liability Company of record as Instrument No. 20210317-0035557 in the Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 17, 2021.

Being the same property conveyed to The Boulders Subdivision, LLC, a Tennessee Limited Liability Company by Warranty Deed from Jesse Dykema as Instrument No. 20210317-0035556 in the Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded March 17, 2021.

This is unimproved property located at: **5824 Woodland Hills Drive, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2023 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 17th day of February, 2023.

GRANTOR:

James Coogan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of February, 2023.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

202302220012335

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 02/17/2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 02/17/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 **day of** February **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM