Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $549,000.00

Affiant

Subscribed and sworn to before me this 28th day of April, 2023.

Notary Public
My commission expires: 2/7/27

Karen Johnson Davidson County
Batch# 997420 DEEDWARR
04/28/2023 12:44:30 PM 4 pgs
Fees: $23.00 Taxes: $2,031.30
20230428-0031509

AMY CROSS NANCE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Michael L. Mercer and Elizabeth A. Mercer | FirstBank | 171-03-0B-053.00 |
| 641 Old Hickory Blvd. #16 | 722 Columbia Avenue | |
| Brentwood, TN 37027 | Franklin, TN 37064 | |

# Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Timothy A. Cochran and Mary D. Cochran, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Michael L. Mercer and Elizabeth A. Mercer, 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:

Being Unit No. 86 on the Plan of Revised Phase One, Section One, Townhomes of Fredericksburg, of record in Book 9700 Page 236, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy A. Cochran and Mary D. Cochran, husband and wife, by deed from Jonah Fecteau, married, of record in Instrument No. 20211026-0143859, Register's Office for Davidson County, Tennessee, and dated October 15, 2021.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Townhomes of Fredericksburg of record in Plat Book 9700 Page 236 Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer/Storm Drainage of record in Book 7993 Page 269 and Book 9607 Page 431 Register's Office for Davidson County, Tennessee.

4. Easement for Drainage of record in Book 7851 Page 712 and Book 10012 Page 756 Register's Office for Davidson County, Tennessee.

5. Sanitary Sewer, Storm Drainage, Water Mains and Appurtenances of record in Book 7358 Page 643 Register's Office for Davidson County, Tennessee.

6. Comcast Easement of record in Instrument No. 20131021-0109635 Register's Office for Davidson County, Tennessee.

7. Charter of Homeowners Association of record in Book 10126 Page 430 and Book 11550 Page 529 Register's Office for Davidson County, Tennessee.

8. By-Laws of record in Book 10126 Page 486, Book 10275 Page 959, Book 11550 Page 554, and Instrument No. 20150102-0000219 Register's Office for Davidson County, Tennessee.

9. Subject to the Covenant, Condition, or Restriction, recorded in Book 10126, Page 435, Book 10224 Page 683, corrected in Book 10294 Page 850, Book 10393 Page 11, Book 11550 Page 531, Book 11682 Page 75, Instrument No. 20000718-0070558, re-recorded in Instrument No. 20050705-0076596 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 641 Old Hickory Boulevard, 16, Brentwood, TN 37027

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 28th day of April, 2023.

Timothy A. Cochran

Mary D. Cochran

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of April, 2023, before me personally appeared Timothy A. Cochran and Mary D. Cochran ~~Timothy A. Cochran,~~ to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of April, 2023.

Notary ~~Signature~~
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Sheri Engel, 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 this 28th day of April, 2023

Sheri Engel

Dated 4/28/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 28th day of April, 2023

My commission expires: 2/7/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY