Karen Johnson Davidson County
Batch# 1082443 DEEDWARR
12/15/2023 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,536.93
20231215-0096743

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#10404-167

ADDRESS NEW OWNER:
Carson Michelle Cooper
1935 Upland Drive
Nashville, TN 37216

SEND TAX BILL TO:
Mortgagee

Parcel ID:
072-12-0-265

MORTGAGEE:
Legacy Home Loans, LLC DBA
Steadfast Mortgage
1036 Stearman Drive
Suite 6
WhiteHouse, TN 37188

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Maryann B. Wilson, a widow,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Carson Michelle Cooper, an umarried** woman**, and George Graham Perry, IV, an umarried** man **, as joint tenants with right of survivorship**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Burchwood Gardens, Section II, as of record in Book 2900, Page 66, Register's Office for Davidson County, Tennessee.

Said lot fronts 77 feet on the northwesterly side of Upland Drive and runs back 154.19 feet on the northeasterly line and 150.20 feet on the southwesterly line to a deed line in the rear on which it measures 89.96 feet.

Being the same property conveyed to Mary Ann Wilson by deed dated June 7, 1985 from Louise Green Boyle, recorded June 7, 1985, in Book 6576, Page 734, Register's Office for Davidson County, Tennessee.

Mary Ann Wilson, Maryann B. Wilson, Mary Ann B. Wilson, Maryann Boyle Wilson and Mary Ann Boyle Wilson are one and the same person.

This instrument is executed on behalf of Maryann B. Wilson by virtue of a written Power of Attorney of record in Instrument No. 20231129-0092181, Register's Office for Davidson County, Tennessee.

This is improved property known as 1935 Upland Drive, Nashville, TN 37216. Possession is to be given on December 13, 2023.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind himself, her 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.

WITNESS our hands this the 13th day of December, 2023.

Maryann B. Wilson by Mark Allen Wilson, her Attorney-In-Fact

Maryann B. Wilson by Mark Allen Wilson, her
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 13th day of December, 2023, before me personally appeared **Mark Allen Wilson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Maryann B. Wilson as her attorney in fact, pursuant to the power of attorney recorded in Instrument No. 20231129-0092181, Register's Office, Davidson County, Tennessee, and acknowledged that she executed the same as the free act and deed of Maryann B. Wilson as her attorney in fact.

NOTARY PUBLIC

My Commission Expires: Aug 3, 2027

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$415,386.00**.

AFFIANT

Subscribed and sworn to before me on this 13th day of December, 2023.

NOTARY PUBLIC

My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, **Tammy Carney,** 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 the 13 day of December, 2023.

Affiant Signature
Date 12/13/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of December, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027