Karen Johnson Davidson County
Batch# 1090105 DEEDWARR
01/10/2024 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20240110-0002043

**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 $585,000.00**

**Affiant**

**Subscribed and sworn to before me this 8th day of January, 2024.**

**Notary Public**
**My commission expires:** 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information:** |
|---|---|---|
| James C. Coogan<br>430 High Point Terrace<br>Brentwood, TN 37027 | New Owner | 181-10-0D-036-00 |

# 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 **Jermaine D. Gassaway and Apri Gassaway, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **James C. Coogan, an unmarried man** 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 Lot No. 36 on the Plan of Jackson Valley Subdivision, Section Two, of record in Instrument No. 20071012-0121332, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Apri Gassaway and Jermaine D. Gassaway, wife and husband, by deed from Herbert C. Little, Jr., and Michelle A. Little of record in Instrument No. 20180306-0020819, Register's Office for Davidson County, Tennessee, and dated March 1, 2018.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Jackson Valley of record in Instrument No. 20071012-0121332 Register's Office for Davidson County, Tennessee.

3. Charter of Jackson Valley Homeowners Association of record in Instrument No. 20051007-0121055 Register's Office for Davidson County, Tennessee.

4. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20070322-0035003 and amended in Instrument No. 20110713-0053717 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 432 High Point Terrace, 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 5th day of January, 2024.

Jermaine D. Gassaway

Apri Gassaway

STATE OF North Carolina
COUNTY OF Wake

On this 5th day of January, 2024, before me personally appeared Jermaine D Gassaway and Apri Gassaway, 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 5th day of January, 2024.

Notary Signature
My commission expires: August 11, 2026

DONNA J FLEMING
NOTARY PUBLIC
Craven County
North Carolina
My Commission Expires Aug. 11, 2026

# 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 1/5/24.

Affiant Signature – Joshua A. Terry

1/9/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/9/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27