This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1238085 DEEDWARR
02/18/2025 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20250218-0011796

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $320,000.00.

Affiant

Subscribed and sworn before me this the 12th day of February, 2025.

Notary Public
My commission expires: 3/21/28

ASHLEY GUSTAFSON STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Greg W. Coogan 1303 Berry St. Old Hickory, TN 37138	Greg Coogan 1303 Berry St. Old Hickory, TN 37138	053-03-0 110.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HAYDEN NICHOLAS PRICE AND KATHERINE PRICE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GREG W. COOGAN, A SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 124, Section "C", Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 124 fronts 57 feet on Berry Street and runs back 65.6 feet on the northerly line and 65.5 feet on the southerly line to a dead line in the rear measuring 67 feet thereon.

Being the same property conveyed to Hayden Nicholas Price and Katherine Price, husband and wife, with rights of survivorship, from C.J. Management & Consulting, LLC, by Warranty Deed dated 06/25/2020, of record in Instrument No. 20200626-0069369, Registers Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1303 Berry St., Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 12th day of February, 2025.

Hayden Nicholas Price

Katherine Price

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Hayden Nicholas Price and Katherine Price, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of February, 2025.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Casey Williams, 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 2/12/25 (date of document).

Casey Williams
Affiant Signature

2/12/25
Date

State of Tennessee

County of Putnam

Sworn to and subscribed before me this 12th day of February, 2025

Ashley Gustafson
Notary's Signature

MY COMMISSION EXPIRES: 3/21/28

NOTARY'S SEAL

