Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr, Suite 140
Franklin TN 37067

Karen Johnson Davidson County
Batch # 1241785 DEEDWARR
02/27/2025 10 03 12 AM 2 pgs
Fees $13 00 Taxes $3,145 00

20250227-0014537

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT250100009

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 25th day of February, 2025

Notary Public

MY COMMISSION EXPIRES:

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Evan Snapp and Tristen Snapp **110 Gloryland Lane** **Antioch, TN 37013**	**SAME**	**182-00-0-167.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John Bradford Cocoran and Lou Anne Cocoran, Trustees of the Cocoran Joint Revocable Living Trust dated December 29, 2020

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Evan Snapp and Tristen Snapp, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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, Tennessee, being a 7.003 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee.

BEGINNING at a PK nail set in the centerline Gloryland Lane (a 40 foot wide private ingress and egress easement), said point being the most Southwesterly corner of the Lenard Family Trust Property of record at Instrument No. 20140612-051313, Register's Office Davidson County, Tennessee, and being the most Northwesterly corner of said Corcoran Property; Thence with the Southerly line of said Lenard Family property, North 80 degrees 58 minutes 54 seconds East a distance of 675.51 feet to an iron pin (old); Thence with the Westerly line at the Hugh W. Morgan etux property of record at Deed Book 5876, Page 621, Register's Office Davidson County, Tennessee. South 11 degrees 01 minutes 07 seconds East a distance of 160.94 feet to an iron pin (old); Thence with the Northerly line of the WCO AL DP, LLC property of record at Instrument No. 20150427-0037578, Register's Office Davidson County, Tennessee, South 78 degrees 50 minutes 06 seconds West a distance of 231.53 feet to an iron pin (old); Thence with the Westerly line of said WCO property, South 10 degrees 56 minutes 04 seconds East a distance of 368.30 feet to an iron pin set this survey (with cap Anderson-Delk); Thence with the Northerly line of the remaining John N. Curtiss etux Property of record in Deed Book 7383, Page 950, Register's Office Davidson County, Tennessee. South 79 degrees 03 minutes 56 seconds West a distance of 313.56 feet an iron pin set this survey (with cap Anderson-Delk); Thence with the Easterly line of the Eric and Janean Bollinger property of record at Instrument No. 20021121-0145073, Register's Office Davidson County, Tennessee, North 10 degrees 55 minutes 47 seconds West a distance of 52.93 feet to an iron pin (old); Thence with the Northerly line of said Bollinger property, South 86 degrees 05 minutes 53 seconds West a distance of 267.82 feet to a PK nail set in the centerline of Gloryland Lane; Thence with the centerline of Gloryland Lane, North 05 degrees 14 minutes 48 seconds East a distance of 486.30 feet to the Point of Beginning, containing 305,025 Square Feet or 7.003 Acres, more or less, according to survey by Mark E. Lowrance, Registered Land Surveyor, Tennessee # 1660 with Anderson, Delk, Epps & Associates, Inc., dated March 28, 2016.

BEING the same property conveyed to John Bradford Corcoran and Lou Anne Corcoran, Trustees of the Corcoran Joint Revocable Living Trust dated December 29, 2020, by Quitclaim Deed from John B. Corcoran and Lou Anne Corcoran, husband and wife, dated 12/29/2020 and recorded 1/6/2021 in Instrument No. 20210106-0002101; and the same property previously conveyed to John B. Corcoran and wife, Lou Ann

Corcoran by Quitclaim Deed from John B. Corcoran and wife, Lou Ann Corcoran, dated 11/14/2017 and recorded 3/20/2018 in Instrument No. 20180320-0025956, Register's Office for Davidson County, Tennessee.

BEING the same property previously conveyed to John B. Corcoran and Lou A. Corcoran, husband and wife, as tenants by the entirety, partly by Warranty Deed from Robin Charles Penning and Kelly L. Penning, husband and wife, as tenants by the entirety, dated 3/26/2004 and recorded 4/7/2004 in Instrument No. 20040407-0039386 (as to Chain One), and to John B. Corcoran and wife, Lou Ann Corcoran partly by Warranty Deed from John N. Curtiss and wife, Paula B. Curtiss, dated 6/8/2016 and recorded 6/9/2016 in Instrument No. 20160609-0058280 (as to Chain Two), Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **110 Gloryland Lane, Antioch, TN 37013**
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 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 our hands this 25th day of February, 2025.

John Bradford Cocoran and Lou Anne Cocoran, Trustees of the Cocoran Joint Revocable Living Trust dated December 29, 2020

BY: JB Corcoran Trustee
John Bradford Cocoran, Trustee

Lou Anne Corcoran Trustee
Lou Anne Cocoran, Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared John Bradford Cocoran and Lou Ann Cocoran with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Trustees of the Cocoran Joint Revocable Living Trust dated December 29, 2020 the within named bargainor, and Trust, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Bradford Cocoran and Lou Ann Cocoran as such Trustees.

Witness my hand and official seal at office at Smyrna, Tennessee on this the 25th day of February, 2025

Commission Expires _____

Gail C Vincent
Notary Public

GAIL C VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025