Karen Johnson Davidson County
Batch# 1244671 DEEDWARR
03/10/2025 12:56:30 PM 5 pgs
Fees: $28.00 Taxes: $4,625.00
20250310-0017870

WARRANTY DEED

File No.: 2025-0004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00.

Affiant

Subscribed and sworn to before me on March 7th, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILL(S) TO:	MAP - PARCEL NO.:
Bobby Easley and Heidi Easley 9433 Highway 96 Franklin, TN 37064	Same as new owners	178-00-0-062.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MEGHAN AILEEN SCHIRMER, AN UNMARRIED INDIVIDUAL AND JOHN D. COONEY, JR., A MARRIED MAN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **BOBBY EASLEY AND HEIDI EASLEY, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County and Williamson County, State of Tennessee, described as follows:

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 178, ASSESSOR'S OFFICE AND LYING WITHIN THE 6th CIVIL DISTRICT OF WILLIAMSON COUNTY AND THE 35th COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE. BOUNDED IN GENERAL BY STATE HIGHWAY 96 ON THE NORTH; JAMES THOMAS ANDERSON ET AL ON THE EAST; MARY LINTON LITTLE ON THE SOUTH; OLEG MAKSYMENKO ON THE WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN (N 607572.34 E 1667633.64) ON THE SOUTH R.O.W. OF STATE HIGHWAY 96 (75' FROM THE CENTER) AND BEING THE NORTHEAST CORNER OF OLEG MAKSYMENKO (REF. INSTRUMENT # 20170731 PAGE 77267 R.O.D.C.- PROPERTY MAP 178 PARCEL 61); THENCE WITH THE SOUTH R.O.W. OF STATE HIGHWAY 96, S57°41'55"E 299.67' TO AN IRON PIN SET THIS SURVEY, THE NORTHWEST CORNER OF JAMES THOMAS ANDERSON ETAL (REF. DEED BOOK 6176 PAGE 904 R.O.W.C.- PROPERTY MAP 40 PARCEL 1.04 (WILLIAMSON COUNTY) AND MAP 178 PACEL 29 (DAVIDSON COUNTY); THENCE LEAVING HIGHWAY 96 AND WITH ANDERSON'S WEST LINE S30°38'29"W 1220.34' TO AN EXISTING IRON PIN IN THE NORTH LINE OF MARY LINTON LITTLE (REF. INSTRUMENT# 20170802 PAGE 78366 R.O.D.C.- PROPERTY MAP 178 PARCELS 24 & 28 AND DEED BOOK 7153 PAGE 212 R.O.W.C.- PROPERTY MAP 40 PARCEL 2); THENCE WITH LITTLE'S NORTH LINE N35°35'10"W 283.67' TO AN IRON PIN SET, THE SOUTHEAST CORNER OF THE AFOREMENTIONED OLEG MAKSYMENKO; THENCE WITH MAKSYMENKO'S EAST LINE N28°35'20"E 1115.38' TO THE POINT OF BEGINNING, CONTAINING 7.47 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY RANDOLPH L. CHAODELAINE R.L.S.#1444, 7376 WALKER ROAD, FAIRVIEW, TENNESSEE 37062 AND DATED JUNE 15, 2021.

EASEMENT #1

IN FAVOR OF AND SUBJECT TO THE ABOVE TRACT IS A NON-EXCLUSIVE 25' INGRESS-EGRESS AND UTILITY EASEMENT RUNNING FROM STATE HIGHWAY 96 TO AND THROUGH THE ABOVE TRACT DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN SET (N 607412.20 E 1667886.94) ON THE SOUTH R.O.W. OF STATE HIGHWAY 96 (75' FROM THE CENTER), THE NORTHEAST CORNER OF THE ABOVE TRACT AND THE NORTHWEST CORNER OF JAMES THOMAS ANDERSON ETAL (REF. DEED BOOK 6176 PAGE 904 R.O.W.C.- PROPERTY MAP 40 PARCEL 1.04 (WILLIAMSON COUNTY) AND MAP 178 PACEL 29 (DAVIDSON COUNTY), THENCE WITH THE NORTH R.O.W. OF STATE HIGHWAY 96, S57°41'55"E 190.08' TO A POINT IN THE CENTER OF A 25' NON-EXCLUSIVE INGRESS-EGRESS AND UTILITY EASEMENT:

THENCE LEAVING STATE HIGHWAY 96 IN FAVOR OF THE ABOVE TRACT WITH THE CENTER OF SAID EASEMENT FOR THE FOLLOWING 28 CALLS TO POINTS:

S37°36'15"W 29.08'; S52°16'17"W 28.25'; S65°50'31"W 34.38'; S79°20'56"W 76.25' TO A POINT AT THE END OF A CONCRETE BRIDGE OVER LITTLE EAST FORK CREEK; THENCE S80°22'50"W 27.32';

S78°55'31"W 44.60'; S75°23'01"W 63.67' TO A POINT IN THE EAST LINE OF THE ABOVE TRACT; THENCE BEING SUBJECT TO SAID EASEMENT CONTINUING THROUGH THE ABOVE TRACT

S70°17'09"W 72.33'; S58°51'42"W 43.30'; S40°54'53"W 40.87'; S22°30'36"W 21.26'; S17°56'20"W 44.40'; S03°26'24"W 32.48'; S07°36'40"E 42.21'; S16°31'50"E 27.49' TO A POINT IN THE EAST LINE OF THE ABOVE TRACT; THENCE IN FAVOR OF THE ABOVE TRACT RUNNING THROUGH THE ANDERSON PROPERTY S19°29'48"E 100.92'; S00°48'14"W 27.98'; S18°42'57"W 23.04';
S30°02'23"W 47.17'; S36°14'59"W 94.88'; S32°14'58"W 62.04'; S32°16'46"W 116.08'; S32°25'38"W 206.00'; S48°15'31"W 16.04'; S79°57'52"W 20.83'; N73°44'59"W 21.37' N42°08'08"W 21.02'; N09°13'17"W 22.58' TO A POINT IN THE EAST LINE OF THE ABOVE TRACT (LOCATED N30°38'29"E 61.96' FROM THE SOUTHEAST CORNER OF THE ABOVE TRACT.)

EASEMENT #2

THE ABOVE TRACT IS SUBJECT TO A NON-EXCLUSIVE 25' INGRESS-INGRESS & UTILITY EASEMENT RUNNING THROUGH THE ABOVE TRACT TO THE OLEG MAKSYMENKO PROPERTY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (N 607412.20 E 1667886.94) ON THE SOUTH R.O.W. OF STATE HIGHWAY 96 (75' FROM THE CENTER), THE NORTHEAST CORNER OF THE ABOVE TRACT AND THE NORTHWEST CORNER OF JAMES THOMAS ANDERSON ETAL (REF. DEED BOOK 6176 PAGE 904 R.O.W.C.- PROPERTY MAP 40 PARCEL 1.04 (WILLIAMSON COUNTY) AND MAP 178 PACEL 29 (DAVIDSON COUNTY), THENCE WITH THE NORTH R.O.W. OF STATE HIGHWAY 96. S57°41'55"E 190.08' TO A POINT IN THE CENTER OF A 25' NON-EXCLUSIVE INGRESS-EGRESS AND UTILITY EASEMENT:

THENCE LEAVING STATE HIGHWAY 96 IN FAVOR OF THE ABOVE TRACT WITH THE CENTER OF SAID EASEMENT RUNNING THROUGH THE JAMES THOMAS ANDERSON'S PROPERTY FOR THE FOLLOWING 28 CALLS TO POINTS:

S37°36'15"W 29.08'; S52°16'17"W 28.25'; S65°50'31"W 34.38'; S79°20'56"W 76.25' TO A POINT AT THE END OF A CONCRETE BRIDGE OVER LITTLE EAST FORK CREEK; THENCE S80°22'50"W 27.32'; THENCE
N33°19'39"W 86.92' TO A POINT IN THE EAST LINE OF THE ABOVE TRACT; THENCE BEING SUBJECT TO THE FOLLOWING 25' NON-EXCLUSIVE INGRESS-EGRESS AND UTILITY EASEMENT FOR THE FOLLOWING 5 CALLS TO POINTS:
N39°01'37"W 79.20'; N46°39'33"W 76.70'; N53°19'02"W 52.00'; N58°12'27"W 40.14'; N59°27'46"W 55.86' TO A POINT IN THE WEST LINE OF THE ABOVE TRACT (LOCATED S28°35'20"W 76.69' FROM THE NORTHWEST CORNER OF THE ABOVE TRACT.)

EASEMENT #3

THE ABOVE TRACT IS SUBJECT TO A NON-EXCLUSIVE 25; INGRESS-INGRESS & UTILITY EASEMENT RUNNING THROUGH THE ABOVE TRACT TO THE JAMES THOMAS SMITHSON'S PROPERTY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN (N 607412.20 E 1667886.94) ON THE SOUTH R.O.W. OF STATE HIGHWAY 96 (75' FROM THE CENTER), THE NORTHEAST CORNER OF THE ABOVE TRACT AND THE NORTHWEST CORNER OF JAMES THOMAS ANDERSON ETAL (REF. DEED BOOK 6176 PAGE 904 R.O.W.C.- PROPERTY MAP 40 PARCEL 1.04 (WILLIAMSON COUNTY) AND MAP 178 PACEL 29 (DAVIDSON COUNTY), THENCE WITH THE NORTH R.O.W. OF STATE HIGHWAY 96, S57°41'55"E 190.08' TO A POINT IN THE CENTER OF A 25' NON-EXCLUSIVE INGRESS-EGRESS AND UTILITY EASEMENT:

THENCE LEAVING STATE HIGHWAY 96 IN FAVOR OF THE ABOVE TRACT WITH THE CENTER OF SAID EASEMENT RUNNING THROUGH THE JAMES THOMAS ANDERSON'S PROPERTY FOR THE FOLLOWING 28 CALLS TO POINTS:

S37°36'15"W 29.08'; S52°16'17"W 28.25'; S65°50'31"W 34.38'; S79°20'56"W 76.25' TO A POINT AT THE END OF A CONCRETE BRIDGE OVER LITTLE EAST FORK CREEK; THENCE S80°22'50"W 27.32'; THENCE S78°55'31"W 44.60'; THENCE S75°23'01"W 63.67' TO A POINT IN THE EAST LINE OF THE ABOVE TRACT; THENCE BEING SUBJECT TO SAID EASEMENT CONTINUING THROUGH THE ABOVE TRACT
S70°17'09"W 72.33'; S58°51'42"W 43.30'; S40°54'53"W 40.87'; S22°30'36"W 21.26'; S25°17'28"E 39.03'; S37°15'23"E 41.63' TO A POINT IN THE EAST LINE OF THE ABOVE TRACT (LOCATED S30°38'29"W 424.23' FROM THE NORTHEAST CORNER OF THE ABOVE TRACT.)

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED TO GARY S. JORDAN AND WIFE, MARILYN ANDERSON JORDAN FROM JOHN A. BRAGG AND WIFE JANE C. BRAGG SIGNED ON AUGUST 30, 1978 AND RECORDED IN DEED BOOK 5333 PAGE 77 ON SEPTEMBER 01, 1978 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE.

Being the same property conveyed to MEGHAN AILEEN SCHIRMER, AN UNMARRIED INDIVIDUAL AND JOHN D. COONEY, JR., A MARRIED MAN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, by Warranty Deed from MARILYN ANDERSON JORDAN, UNMARRIED, of record in Instrument No. 20220708-0078905, dated June 21, 2021, said Davidson County, Tennessee Register's Office and Book 8614, page 174, said Williamson County, Tennessee Register's Office.

JOHN D. COONEY, JR. is one and the same person as JOHN D. COONEY.

John D. Cooney, Jr. a/k/a John D. Cooney certifies and warrants that this property is not his usual place of residence, it is not his marital residence, it is not the marital residence of his spouse, and is not subject to any marital interests therein.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, with the exception of rollback taxes, which are the responsibility of the Grantors.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 9433 Highway 96, Franklin, TN 37064.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 on March 7, 2025.

Grantor:

Meghan Aileen Schirmer

John D. Cooney Jr. by his attorney in fact

John D. Cooney, Jr., by Meghan Aileen Schirmer,
His Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Meghan Aileen Schirmer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of March, 2025.

Notary Public

My Commission expires: My Commission Expires January 17, 2027



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Meghan Aileen Schirmer, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for John D. Cooney, Jr., the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of John D. Cooney, Jr., the within named bargainor, by the said Meghan Aileen Schirmer, as such Attorney-in-Fact.

Witness my hand, at office, this 7th day of March, 2025.

Notary Public

My Commission expires: My Commission Expires January 17, 2027



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 March 7, 25 (date of document).

March 7, 25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this March 7, 2025.

Notary's Signature

My Commission Expires: _____

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal