Karen Johnson Davidson County
Batch# 1265127 DEEDWARR
04/28/2025 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,323.23
20250428-0032126

STATE OF TN
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $627,900.00

Shirley Piper
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25 DAY OF April, 2025.

NOTARY PUBLIC
My Commission expires: 7/25/26

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 25030004

Address of New Owner
Norman Piper and Shirley Piper
5137 Creasy Drive
Joelton, TN 37080

Send Tax Bills To:
Same

Tax Information:
021-00-0-378.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Andrew L. Harrell, II and wife, Leigh Anne Harrell,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Norman Piper and Shirley Piper, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Morgan Estates, Section 3, of record in Plat Book 9700, Page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description of said lot.

Being the same property conveyed to Andrew L. Harell, II and wife, Leigh Anne Harell, by Warranty Deed from John D. Carpenter and wife, Betty E. Carpenter, dated 05/30/1997 and recorded on 06/03/1997 at Book 10476, Page 424, Register's Office for Davidson County, Tennessee.

*Andrew L. Harrell, II, and Andrew L. Harell, II, is one and the same person.
*Leigh Anne Harrell and Leigh Anne Harell is one and the same person.

This is property generally located:
5137 Creasy Drive, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2025 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 9700, Page 38, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in instrument of record in Book 9859, Page 820, Register's Office for Davidson County, Tennessee.
4. Storm Water Detention Agreement of record in Book 9190, Page 959, Register's Office for Davidson County, Tennessee.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Andrew L. Harrell, II and Leigh Anne Harrell** have caused this instrument to be executed, this the 25th day of April, 2025.

Andrew L. Harrell, II

Leigh Anne Harrell

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Andrew L. Harrell, II and Leigh Anne Harrell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 25th day of April, 2025.

My Commission expires: 2-10-2029

NOTARY PUBLIC

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 4/25/25 (date of document).

L. Broner McCoy
Date: 4/25/25

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 25th day of April, 2025.

NOTARY PUBLIC
My Commission expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY