WARRANTY DEED

Karen Johnson Davidson County
Batch# 1284220 DEEDWARR
06/13/2025 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20250613-0046071

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Peggy J Cooning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-8-2028
(AFFIX SEAL)

JIM MYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-Star Title, LLC, 2690 Memorial Blvd Ste A, Murfreesboro TN 37129

File No.: 25-170S

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Peggy J Cooning	Peggy J Cooning	085-04-0-206.00
(NAME)	(NAME)	
2010 Hickory Hill Lane	2010 Hickory Hill Lane	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Hermitage TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **NANCY J. WILKERSON, WIDOW**, HEREINAFTER CALLED THE GRANTOR, HAs BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PEGGY J. COONING, A MARRIED PERSON,** HEREINAFTER CALLED THE GRANTEE, her 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 Lot No. 6, on the plan of Section 1, Stones River Estates, of record in Book 2900, Page 139, Register's Office of Davidson County, Tennessee.

Said Lot No. 6, fronts 125.03 feet on the easterly side of Hickory Hill Lane and extends back 361.34 feet on the northerly line and 272.71 feet on the southerly line to a dead line in the rear on which it measures 197.79 feet.

Being the same property conveyed to E. W. Wilkerson and Harry D. Bass by deed of record in Book 7832, page 59, Register's Office for Davidson County, Tennessee. Further conveyed to E. W. Wilkerson by Carolyn Adams, Trustee, by Deed from E. W. Wilkerson and Harry D. Bass, of record in Book 10961, Page 94, said Register's Office. E. W. Wilkerson having become deceased on or about January 21, 2024;

Affidavit of Heirship in Instrument No. 20240408-0024630 and Instrument No. 20240408-0024631, said Register's Office.

Being part of the same property conveyed to Nancy J. Wilkerson by Quitclaim Deed from Janet Lynn Wilkerson, Scottie Wilkerson Scholl, Susan Wilkerson Moore and Amy Wilkerson Baker, dated April 5, 2024 and recorded April 8, 2024 in Instrument No. 20240408-0024632, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2010 Hickory Hill Lane, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

THIS CONVEYANCE IS SUBJECT TO: Subject to all matters shown on the Plan of record in Plat Book 2900, Page 139, Register's Office for Davidson County, Tennessee, subject to any and all easements, rights of way, restrictions, recorded or unrecorded, 2025 Taxes are the responsibility of the Grantee.

Witness my hand this 11th day of June 2025

Nancy J Wilkerson
Nancy J. Wilkerson

STATE OF TENNESSEE
COUNTY OF Wilson

On this 11th day of June 2025, before me personally appeared Nancy J. Wilkerson, 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 (or person's) free act and deed.

Witness my hand and official seal on the day and date first above written

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Emma Howard, 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 6/11/2025 (date of document).

Affiant Signature

6/11/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 11 day of JUNE, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL