This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1292511 DEEDWARR
07/01/2025 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20250701-0052008

State of TN
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $389,000.00

Affiant Signature

Subscribed and sworn to before me on this the 26 Day of June, 2025.

Notary Public
My Commission expires: 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Zatwoine L. Joyner and Sameca D. Joyner
540 Frankfort Dr.
Hermitage, TN 37076

SEND TAX BILLS TO:
Zatwoine L. Joyner and Sameca D. Joyner
540 Frankfort Dr.
Hermitage, TN 37076

MAP AND PARCEL NUMBER: 07504008000

WARRANTY DEED
25NT00674

Effective the 26th Day of June, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Kelly Jo Cooper, widow, as surviving tenant by the entirety

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Zatwoine L. Joyner and Sameca D. Joyner, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Wilson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 313 on the Plan of Tulip Grove, Section 5, as of record in Plat Book 4175, Page 71, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ricky H. Cooper and wife, Kelly Jo Cooper from Joyce M. Harrison, unmarried, by Warranty Deed dated 08/08/2007 and recorded 08/09/2007 in Instrument No. 20070809-0095311, Register's Office of said County. Ricky H. Cooper died 7/25/2024, leaving Kelly Jo Cooper as surviving tenant by the entirety.

This is an improved property commonly known as: 540 Frankfort Dr, Hermitage, TN 37076-1559

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 26th day of June, 2025

Kelly Jo Cooper

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Kelly Jo Cooper**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 12 / 27 /2027.

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 6/26/25 (date of document).

Affiant Signature

7/1/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 of July, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26