STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch # 1300860 DEEDWARR
07/23/2025 09 46 36 AM 2 pgs
Fees $13 00 Taxes $1,720 50
20250723-0058097

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000 00

Margaret Hadley
Affiant

WILLIAM M JOHNSON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2025

Notary Public
MY COMMISSION EXPIRES. 6-24-28
File No G25-23623

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Edmund Hadley, III and Margaret Hadley (NAME)	Same as New Owner (NAME)	4-122
400 Coopertown Rd (STREET ADDRESS)	(STREET ADDRESS)	
Joelton TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Charles T. Johnson, Jr., a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edmund Hadley, III, and Margaret Hadley, 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.

Beginning at an iron pin in the northerly right-of-way of Coopertown Road 1,275 feet, more or Jess, from the right-of-way of Whites Creek Pike, thence with the margin of Coopertown Road, North 78 deg. 00 min 00 sec West 255 00 feet to an iron pin, thence North 1 deg. 52 min 04 sec. East 1041 19 feet to an iron pin, thence south 78 deg 00 min 00 sec East 255 00 feet to an iron pin, thence South 1 deg 52 min. 04 sec West 1041.19 feet to the beginning, and containing 6 00 acres, more or less

Being the same property conveyed to Patricia Johnson and Charles T Johnson, Jr , as joint tenants with right of survivorship by Quitclaim Deed dated October 30, 2017 from Patricia Johnson, a widow, recorded November 13, 2017, in Instrument Number 20171113-0116375, in the Register's Office of Davidson County, Tennessee The said Patricia Johnson died July 24, 2021 leaving Charles T Johnson, Jr. as surviving tenant. This is not nor ever been the marital residence of the Grantor

Subject to any and all plats, easements, restrictions, and other matters of record

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee All future taxes will be assumed by the Grantee herein

The above legal description is the same as that contained in the previous deed of record

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 Whenever 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 my/our hand(s) this 22nd day of July, 2025

Charles T Johnson, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of July, 2025, before me personally appeared Charles T Johnson, Jr , 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's (or persons') free act and deed

Witness my hand, at office, this 22nd day of July, 2025

Notary Signature
My commission expires 5/21/29

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066