Karen Johnson Davidson County
Batch# 1393374 DEEDWARR
03/16/2026 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20260316-0020854

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$365,000.00~~.

Affiant

Subscribed and sworn to before me, this the 16th day of March, 2026.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Graceann Margaret Schuck	NEW OWNER	114-08-0C-096.00-CO
7277 Charlotte Pike #203		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DYLAN T. COOLEY AND MORGAN DUFF NKA MORGAN DUFF COOLEY, HUSBAND AND WIFE, AND THOMAS COOLEY, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRACEANN MARGARET SCHUCK, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 Unit 93 on the Plan of West Park Phase 2 as established by a Master Deed for West Park Homeowners Association, Inc., of record as Instrument No. 20040304-0024541 and amended by First Amendment and Supplement to the Declaration of Covenants Conditions and Restrictions and By-Laws for West Park Homeowners Association, Inc., of record in Instrument No. 20041221-0151636, and further amended in Instrument No. 20050222-0018812, Register's Office for Davidson County, Tennessee, and as further set out on the plan of West Park, Phase 2, of record as Instrument No. 20041221-0151636, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Dylan T. Cooley, a single man, Morgan Duff, a single woman, and Thomas Cooley, a married man, as tenants in common with right of survivorship by Warranty Deed from Jaimie Lynn Vix, aka Jamie Lynn Vix, an unmarried woman and Thomas Craig Vix and Judy Ann Vix, husband and wife of record in Instrument No. 20200407-0036673 Register's Office for Davidson County, Tennessee, dated March 31, 2020 and recorded on April 07, 2020. Morgan Duff being now known as Morgan Duff Cooley.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 7277 Charlotte Pike #203, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of March, 2026.

Dylan T. Cooley

Morgan Duff Cooley

Thomas Cooley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dylan T. Cooley and Morgan Duff Cooley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of March, 2026.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2029

Notary Public

My Commission Expires: 1·22·29

STATE OF ALABAMA
COUNTY OF BALDWIN

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thomas Cooley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of March, 2026.

Notary Public

My Commission Expires: 05-31-2027

STATE OF ALABAMA NOTARY PUBLIC
SHARON STAFFORD
My Commission Expires
May 31, 2027

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 3.16.26 (date of document).

Affiant Signature

3.16.26

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 16th day of March, 2026.

Notary's Signature

My Commission Expires: 10/21/2028

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY