Karen Johnson Davidson County
Batch# 1466790 DEEDWARR
09/02/2026 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20260902-0080989

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Commission Expires 02/18/2029	STATE OF TN) COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is: $250,000.00 Michelle W Kenary Affiant Subscribed and sworn to before me, this 26TH day of August, 2026. Patricia L Hurtt Notary Public My Commission Expires: 2·18·29

WARRANTY DEED

Address New Owner: Roger Frederick Cook and Kitty Helene Cook 840 Old Coach Ct Hermitage, TN 37076	Send Tax Bills to: ROGER FREDERICK COOK Kitty HELENE COOK 252 4TH AVE S. Franklin TN 37064	Tax Information: Tax Parcel ID No. 064-12-0A-840-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KAREN W. ROBERTS, SUCCESSOR TRUSTEE OF THE FLOYD L. WISEMAN REVOCABLE TRUST,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ROGER FREDERICK COOK AND KITTY HELENE COOK,** Husband & Wife ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 840 on the Plan of Fox Run Condominiums, First Revision-Part of Section 2, as of record in Plat Book 5200, Page 357, 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 Jane C. Wiseman and Floyd L. Wiseman, Co-Trustees of the Floyd L. Wiseman Revocable Trust by deed from Francis J. Orschein and wife, Ann P. Orschein, of record in Instrument 20151216-0126420, dated December 16, 2015, Register's Office for said County.

This is improved property commonly known as: **840 Old Coach Ct, Hermitage, TN 37076**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24 day of August, 2026.

THE FLOYD L. WISEMAN REVOCABLE TRUST

Karen W. Roberts, Successor Trustee
Karen W. Roberts, Successor Trustee

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **KAREN W. ROBERTS, SUCCESSOR TRUSTEE OF THE FLOYD L. WISEMAN REVOCABLE TRUST**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Successor Trustee of the **THE FLOYD L. WISEMAN REVOCABLE TRUST**, and that they as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and seal, this 24 day of August, 2026.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 8/24/26 (date of document).

Michelle W Kendig
Affiant Signature

8/27/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27TH day of August, 2026.

Patricia L Hurtt
Notary's Signature

My Commission Expires: 2/18/29

Notary's Seal

