Karen Johnson Davidson County
Batch# 427247 DEEDWARR
06/26/2020 02:59:29 PM 2 pgs
Fees: $13.00 Taxes: $1,354.20
20200626-0069600

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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TN BPR # 11639
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A C HALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $366,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of June, 2020.

Notary Public
My commission expires: 5-2-22

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
WILLIAM W. SOMERVILLE 7005 NORTHRIDGE DRIVE NASHVILLE, TN 37221	New Owner	142-13-0-A 064.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS COLEMAN, JR., EXECUTOR OF ESTATE OF JOHN ADAMS COLEMAN, DECEASED,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **WILLIAM W. SOMERVILLE AND ELAINE J. SOMERVILLE, HUSBAND AND WIFE,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

BEING LOT NO. 64 ON THE PLAN OF PHASE I BOUNDARY PLAT OF RIVERSIDE OF RECORD IN BOOK 6900, PAGE 490, 491, AND 492, AND REVISED IN BOOK 6900, PAGE 784, AND CORRECTED IN INSTRUMENT NO. 20040506-0052081, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOHN A. COLEMAN, AN UNMARRIED PERSON, BY DEED FROM ANDREW T. DORRIS, II, AND ATHENA A. DORRIS, DATED FEBRUARY 26, 2001, RECORDED FEBRUARY 28, 2001, INSTRUMENT NO. 20010228-0018714, REGIST'ER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,

JOHN A. COLEMAN, BEING ONE THE SAME AS JOHN ADAMS COLEMAN, HAVING SINCE DIED ON DECEMBER 19, 2019 LEAVING A LAST WILL AND TESTAMENT FILED FOR PROBATE IN DOCKET NO. 20P13, DAVIDSON COUNTY CIRCUIT COURT PROBATE DIVISION. PURSUANT TO THE TERMS OF THE WILL, JOHN ADAMS COLEMAN DIRECTED THAT THE EXECUTOR ADMINISTER AND DISTRIBUTE THE REAL ROPERTY AS PART OF HIS PROBATE ESTATE. LETTERS TESTAMENTARY WERE ISSUED TO THOMAS COLEMAN, JR.

This property is improved property known as 7005 Northridge Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against 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 my hand this 25th day of June, 2020.

Thomas Coleman, Jr., Executor of the Estate of John Adams Coleman, deceased

STATE OF GEORGIA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas Coleman, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the duly appointed Executor of the Estate of John Adams Coleman, deceased, and as such Executor executed the within instrument, and as such Executor is authorized to execute the within instrument for the purposes therein contained.

Witness my hand in College Park, Georgia, this 25 day of June, 2020.

Renita L. Reeves
Notary Public

My Commission expires: June 9th 2023

RENITA REEVES
NOTARY PUBLIC
FULTON COUNTY, GA
MY COMMISSION EXPIRES
JUNE
09
2023