RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB200268

Karen Johnson Davidson County
Batch# 500017 DEEDWARR
10/22/2020 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $784.40
20201022-0122535

**WARRANTY DEED**

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-9384-RR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00.

Madeline Beatty
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2020.

Rozalind Ruth
NOTARY PUBLIC

My commission expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jessica Williams<br>2600 Booker Street<br>Nashville, TN 37208, | Evansville Teachers FCU<br>1200 Forest Bridge Rd.<br>Louisville KY 40223 | 092-06-0-498.00 |

FOR AND IN CONSIDERATION of the sum of Two Hundred Twelve Thousand and 00/100 Dollars ($212,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SUE ANN COLEMAN F/K/A SUE ANN ROBERTSON AND HUSBAND ROBERT L. COLEMAN**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JESSICA WILLIAMS**, unmarried woman, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Faulconer and Ashcraft's Subdivision of Lots No. 18 and 19 in the Boyd McNairy Tract, of record in Book 57, page 121, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sue Ann Robertson from Robert Lee Robertson, by Quitclaim Deed dated 10/31/2009 and recorded 11/03/2009 in Instrument No. 20091103-0101272, Register's Office for said County.

Being the same property conveyed to Sue Ann Robertson, married from Jimmy Kenaum, unmarried by Warranty Deed dated 03/31/2008 and recorded 04/02/2008 in Instrument No. 20080402-0033409, Register's Office for said County.

The address of the herein described property is believed to be 2600 Booker Street, Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 19th day of October, 2020.

Sue Ann Coleman

**SUE ANN COLEMAN**

Robert L Coleman

**ROBERT L. COLEMAN**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Sue Ann Coleman f/k/a Sue Ann Robertson and husband Robert L. Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of October, 2020.

FRANK W. ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 10/6/21

# True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

