WARRANTY DEED

Karen Johnson Davidson County
Batch# 645300 DEEDWARR
05/27/2021 12:29:04 PM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20210527-0071969

Y-SB-CR-21-252

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zoe Stout	**New Owner**	
(NAME) **252 Riverside Drive**	(NAME)	**083-15-0-194.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL P. COFFMAN, A SINGLE MAN, AND CECILE AUTEN, A SINGLE WOMAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZOE STOUT, A SINGLE WOMAN**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat of Riverside Drive, Section One of record in Plat at Instrument No. 20140501-0036966, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael P. Coffman, a single man and Cecile Auten, a single woman by Warranty deed from Green Hills Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20160718-0073277 Register's Office for Davidson County, Tennessee, dated July 14, 2016 and recorded on July 18, 2016.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20140501-0036966, Register's Office of Davidson County, Tennessee.
- Ground Lease of record in Book 10760, Page 542, assigned in Book 11520, Page 540, Book 11520, Page 549, Book 11520, Page 556 and Instrument No. 20001211-0121548, in the Register's Office for Davidson County, Tennessee.
- Telecommunications Easements of record in Instrument Number 20140114-0003779, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance of record in Instrument Number 20140307-0019251, in the Register's Office for Davidson County, Tennessee.
- N.E.S. Electric & Public Utility Easement Dedication Amending Final Plat of record in Instrument Number 20140909-0082350, as amended in Instrument No. 20141015-0095243, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **252 Riverside Drive, Nashville, Tennessee 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 24th DAY OF MAY, 2021

Michael P. Coffman by Cecile Auten, Attorney-In-Fact / ATTORNEY-IN-FACT

Cecile Auten

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CECILE AUTEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL P. COFFMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL P. COFFMAN.

Witness my hand and official seal, this the 24th of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24th of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212