Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1310

Karen Johnson Davidson County
Batch# 648226 DEEDWARR
06/02/2021 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,039.60
20210602-0074090

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph E. Coker and Theresa Coker (formerly known as Theresa Bridy), husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ashley Vogel, unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 6010 Louisiana Avenue, a Horizontal Property Regime with Private Elements as of record in Instrument No. 20140613-0051685 the Davidson County, Tennessee Register of Deeds Office, which is incorporated herein by reference for a more complete property description.

INCLUDED herewith is an undivided interest in the common elements of the Homes at 6010 Louisiana Avenue Horizontal Property Regime as set forth in the homeowners' association charter and bylaws.

Being the same property conveyed to Joseph E. Coker and Theresa Bridy, as tenants in common with rights of survivorship by General Warranty deed from SSCA Real Estate Holding Company, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150406-0029788 Register's Office for Davidson County, Tennessee, dated April 03, 2015 and recorded on April 06, 2015. Joseph E. Coker is now married to Theresa Coker, formerly known as Theresa Bridy.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 6010 B Louisana Avenue, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Ashley Vogel **6010 B Louisana Avenue** **Nashville, TN 37209**	**New Owner**	**091-02-0G-002.00**

WITNESS THE EXECUTION HEREOF this 27th day of May, 2021.

Joseph E. Coker

Theresa Coker

State of Tennessee)
County of Davidson)

On this 27th day of May, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Joseph E. Coker and Theresa Coker, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. BOSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 551,243.00.**

Affiant

Sworn and subscribed before me on this the 27th day of May, 2021.

Notary Public

My Commission Expires: 10.2.23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Steven Disser, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON