Karen Johnson Davidson County
Batch# 659364 DEEDWARR
06/17/2021 03:14:36 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20210617-0082200

This Instrument Prepared By:
**Lee & Lee Attorneys at Law, P. C.**
**109 East Gay Street, 615-444-1312**
**Lebanon, TN 37087**

L&L#5352-32A

ADDRESS NEW OWNER:
**PNE Investments, LLC**
**P.O. Box 3283**
**Brentwood, TN 37024-3283**

SEND TAX BILL TO:
**Owner**

MORTGAGEE:
**N/A**

Parcel ID:
**034-09-0-090**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael David Coulman and wife, Hannah Elizabeth Coulman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **PNE Investments, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE, its heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows to-wit:

**Tract I:** 109 Shakespeare Avenue
Land in Davidson County, Tennessee, being Lot No. 32 and 33 Block "A" on the Plan of Edenwold City, of record in Book 421, page 123, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael D. Coulman and wife, Hannah E. Coulman by Warranty Deed dated October 16, 2015 from Dennis R. Stepp and wife, Marsha Stepp, of record in Instrument Number 20151019-0106046, Register's Office for Davidson County, Tennessee.

**Tract II:** 111 Shakespeare Avenue
Land in Davidson County, Tennessee, being Lot No 29, 30 and 31 of Block "A" on the Plan of Edenwold City, of record in Book 421, page 123, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael David Coulman and wife, Hannah Elizabeth Coulman by Warranty Deed dated June 14, 2016 from Dennis Stepp, of record in Instrument Number 20160615-0060562, Register's Office for Davidson County, Tennessee.

**Tract III:** 107 Shakespeare Avenue
Land in Davidson County, Tennessee, being Lot No. 35 and 36 of Block "A" on the Plan of Edenwold City, of record in Book 421, page 123, Register's Office for said County, to which plan reference is hereby made for a more complete description.
AND
**Tract IV:** 0 Shakespeare Avenue
Land in Davidson County, Tennessee, being Lot No. 34 of Block "A" on the Plan of Edenwold City, of record in Book 421, page 123, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael David Coulman and wife, Hannah Elizabeth Coulman by Warranty Deed dated January 21, 2016 from John C. Moulton and wife, Melissa Moulton, of record in Instrument Number 20160121-0006205, Register's Office for Davidson County, Tennessee.

This is improved property known as 111, 109, 107, and 0 Shakespeare Avenue, Nashville, TN 37115. Possession is to be given on June 15, 2021.

TAXES for the year 2021 have been prorated and settled at closing and shall be paid by GRANTEE when due.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, its heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 15th day of June, 2021.

Michael David Coulman

Hannah Elizabeth Coulman

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael David Coulman and wife, Hannah Elizabeth Coulman,** the bargainors, 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 official seal at office this 15th day of June, 2021.

NOTARY PUBLIC

J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 3/21/25

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STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$650,000.00**.

AFFIANT

Subscribed and sworn to before me on this 15th day of June, 2021.

NOTARY PUBLIC

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

My Commission Expires: