Karen Johnson Davidson County
Batch# 660382 DEEDWARR
06/21/2021 09:06:49 AM 2 pgs
Fees: $13.00 Taxes: $5,661.00
20210621-0083010

WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

File No. TR-21-596

.TE OF TENNESSEE
JNTY OF DAVIDSON

ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS ..GATER, FOR THIS TRANSFER IS $1,530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ... of June, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Coy and Lauren Dagley Coy	NEW OWNER	
(NAME)	(NAME)	
4141 Woodlawn, Apt 50		103-04-0-345.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Emily Biendenharn Fenske and Gregory William Fenske, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Coy and Lauren Dagley Coy, a husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 95 on the Plan of West End Annex of record in Plat Book 332, Page 61, 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 Emily Biedenharn Fenske and Gregory William Fenske, wife and husband by Warranty deed from William H. Smallman, a forty eight and 94/100 (48.94%) undivided interest; IRA Innovations, LLC, FBO William Smallman SEP IRA, a forty-four and 68/100 (44.68%) undivided interest; and IRA Innovations, LLC, FBO William Smallman ROTH IRA, a six and 38/100 (6.38%) undivided interest of record in Instrument No. 20130905-0094029 Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 05, 2013.

This is property more commonly known as 4112 Utah Avenue, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand this 18th day of June, 2021.

Emily Biendenharn Fenske

Gregory William Fenske

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2021, before me personally appeared Emily Biendenharn Fenske and Gregory William Fenske, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of June, 2021.

Notary Signature
My commission expires:

