WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 485,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2021.

Notary Public
COMMISSION EXPIRES: _____

(Affix Seal)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 697538 DEEDWARR
08/13/2021 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20210813-0109894

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin M. Coffey Mary M. Coffey	New owner	128-03-0B-012-00
(NAME)	(NAME)	
644 Williamsport Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, we, **David Macias and Pamela Macias, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin M. Coffey and Mary M. Coffey, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 12, as shown on the map entitled Williamsport Subdivision, Section One, of record in Plat Book 7900, pages 628 and 629, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Pamela K. Macias and David Gustavo Macias, wife and husband, by Warranty Deed from Nina F. LeCompte and Michael T. LeCompte, wife and husband, dated 07/19/2018 and recorded 07/19/2018 as Instrument Number 201807190070606, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 644 Williamsport Court (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37221 (Postal Zip)

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. successors 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, successors 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 our hands this 3rd day of August, 2021.

David Macias

Pamela Macias

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared David Macias and Pamela Macias, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 3rd day of August, 2021.

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2023

Commission Expires: _____

Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/13/2021.

Affiant Signature

8/13/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/13/2021.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON