Karen Johnson Davidson County
Batch# 698548 DEEDWARR
08/16/2021 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,674.73
20210816-0110635

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $722,900.00.

Affiant

Subscribed and sworn to me on 08/10/21.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Anne Dakota Coughlin William Gregory Hammond 1335 McAlpine Ave Nashville, TN 37216	FIRST BANK 722 COLUMBIA AVE FRANKLIN, TN 37064	061 16 0 374.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sarah E. Moore, an unmarried woman, and Jill Moore, an unmarried woman, hereinafter called "**GRANTORS**," have bargained and sold, and by these presents do transfer and convey unto Anne Dakota Coughlin and William Gregory Hammond, Wife and Husband, hereinafter called "**GRANTEES**." their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat Resubdivision of Lot 57, of the Map of Kennedy and Grave's Subdivision of Blocks "C" and "D," Monte Vista of record in Plat at Instrument No. 20160302-0019948, in 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 Sarah E. Moore, an unmarried woman, and Jill Moore, an unmarried woman, by Warranty Deed from Timothy Mann and Rachael Mann, husband and wife, dated September 20, 2016 and recorded on September 21, 2016 in Instrument No. 20160921-0099699, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1335 McAlpine Ave, Nashville, Tennessee 37216.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand and official seal on 08/10/2021.

Sarah E. Moore

Jill Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/10/21, before me personally appeared Sarah E. Moore, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 08/10/21.

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/10/21, before me personally appeared Jill Moore, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 08/10/21.

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 11-8-2021

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/16/2021 (date ~~of document~~).

Affiant Signature

08/16/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16th day of August, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025