Name and Address of New Owner:
Coggins Recovery LLC
~~3817 Dunbar Drive~~ 3709 Springwater Drive
~~Nashville, TN 37207~~ Nashville, TN 37221

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 705515 DEEDWARR
08/26/2021 01:55:49 PM 3 pgs
Fees: $18.00 Taxes: $1,454.10
20210826-0115521

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 05910002100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bridgette B. Bowman, an unmarried person and Paul W. Moler, a married person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Coggins Recovery LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Royal Garden Estates, Section 1, of record in Plat Book 3700, Page 29, 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 Bridgette B. Bowman, an unmarried person and Paul W. Moler, a married person by Warranty Deed from Matthew McKinney, a married man, dated December 10, 2020, of record in Instrument No. 20210223-0022127, said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3817 Dunbar Drive, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-PR-21-3817

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of August, 2021.

Bridgette B Bowman (SEAL)
Bridgette B. Bowman

Paul W Moler By Bridgette Bowman attorney in fact (SEAL)
Paul W. Moler
By: Bridgette Bowman

STATE OF Tennessee
COUNTY OF Davidson

On this 20th day of August, 2021, before me personally appeared **Bridgette B. Bowman**, 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 20th day of August, 2021.

WILLIAM D CASTLEMAN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 05/09/2023

STATE OF Tennessee
COUNTY OF Davidson

On this 20th day of August, 2021, personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bridgette B. Bowman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Paul W. Moler pursuant to a Durable Specific Limited Power of Attorney dated 08-22-21 and filed of record in Instrument No. 20210826-0115520 in the Register's Office for Davidson County, Tennessee., and who acknowledged that she executed the same as the free act and deed of Paul W. Moler.

Witness my hand, at office, this 20th day of August, 2021.

WILLIAM D CASTLEMAN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 05/09/2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$393,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20th day of August, 2021.

Notary Signature
My commission expires: 5.2.22

