Karen Johnson Davidson County
Batch# 712377 DEEDWARR
09/09/2021 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20210909-0120952

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2021.

Notary Public
MY COMMISSION EXPIRES:
File No. G21-13584

JASMYN HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Martha M. Atkinson and Austin Filingo (NAME)	Pinnacle Bank (NAME)	072-08-0-106
2217 Thistlewood Drive (STREET ADDRESS)	150 3rd Avenue South Ste. 1000 (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Scott Coltharp and Haley Coltharp, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Martha M. Atkinson, an unmarried woman and Austin Filingo, an unmarried man, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being all of Lot No. 28 on the plan of Dalewood, Section 1, as shown by plat of record in Book 1424, Page 108, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 90.0 feet on the easterly margin of Thistlewood Avenue and extends back 141.4 feet on the northerly line and 143.8 feet on the southerly line to a dead line in the rear, measuring 75.5 feet thereon.

Being the same property conveyed to Scott Coltharp and Haley Coltharp, husband and wife by Deed dated May 3, 2017, recorded May 5, 2017, in Instrument Number 20170505-0044635, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2217 Thistlewood Dr, Nashville, TN 37216.

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. Whenever 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(s) this 31st day of August, 2021.

x _____
Scott Coltharp

x Haley Coltharp
Haley Coltharp

STATE OF Alabama
COUNTY OF Baldwin

On this 30 31st day of August, 2021, before me personally appeared Scott Coltharp and Haley Coltharp, 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 30 31st day of August, 2021.

_____
Notary Signature
My commission expires: 5.13.24

ELIZABETH O. STONE NOTARY PUBLIC ALABAMA STATE AT LARGE

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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 09/07/2021 (date of document).

Affiant Signature

09/07/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES MAY 5, 2025
NOTARY'S SEAL

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