39B

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36722-10-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00. Affiant Subscribed and sworn to before me this 2nd day of November, 2021. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Holly A. Williams, Chris Coleman 3401 Lealand Lane Nashville, TN 37204	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 118 09 0 046.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Johnny M. Thomas, Jr., a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Holly A. Williams and Christopher Coleman, wife and husband** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3401 Lealand Lane, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, they successors, heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 749864 **DEEDWARR**
11/05/2021 09:45:09 AM 3 pgs
Fees: $18.00 Taxes: $4,995.00

20211105-0148021

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of November, 2021.

Johnny M. Thomas, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Johnny M. Thomas, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of November, 2021.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lots No. 13 and 14 on the unrecorded Map showing the Subdivision of Leonte described as follows:

Beginning at the southwest intersection of 5th Street (or Noelton Lane) and Lealand Lane (formerly 10th Avenue South); thence southerly along the westerly margin of Lealand Lane 201 feet, more or less, to the common corner of Lots No. 14 and 15; thence with the line between said lots and between Lots No. 13 and 16, westerly 181 feet 6 inches, more or less, to the common corner of Lots No. 12, 13, 16 and 17; thence with the line between Lots No. 12 and 13, northerly 200 feet to the southerly margin of Noelton Lane; thence with the margin of the same easterly 200 feet to the point of beginning.

Being the same property conveyed to Johnny M. Thomas, Jr., a single person by Warranty Deed from William E. Wages, a widower who has not remarried, of record in Book 8429, Page 155, Register's Office of Davidson County, Tennessee, dated August 23, 1991 and recorded on August 27, 1991.

This conveyance is made subject to:

1. 2022 City/County Taxes a lien, not yet due and payable.