Box 36
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... Johnson Davidson County
Batch# 754031 DEEDWARR
11/12/2021 02:07:08 PM 3 pgs
Fees: $18.00 Taxes: $185.00
20211112-0151007

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

BOBBIE COOPER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 07, 2024

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $50,000.00.

Affiant

Subscribed and sworn to me on November 8, 2021.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #293211.PFD

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6901 Lenox Village Drive, Suite 107 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	096-2-002

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Terry L. Coker and Carol Coker, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Regent Homes, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and/or 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. 2 on the Plan of Revision to Harwell Commercial Subdivision, as of record in Plat Book 6200, page 920, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Included in the aforedescribed property but expressly excluded therefrom is that portion of said property conveyed to the State of Tennessee and more fully described in Instrument No. 20010222-0016690, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Terry L. Coker and wife, Carol Coker by Deed from James L. Shaw, Jr., Dwight Tracy Shaw, Jennifer Ann Shaw Sharp and Amy Miller Shaw Hepler, devisees under the Will of James L. Shaw, deceased, of record in Instrument No. 20121031-0099850, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee, 2022 and subsequent taxes are assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 6200, page 920, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5599, page 934, Register's Office for Davidson County, Tennessee.
4. Easement contained in Deed of record in Instrument No. 20010222-0016690, Register's Office for Davidson County, Tennessee.
5. 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.

This property is located at 2836 Lebanon Pike, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successor and/or assigns, forever, and GRANTORS does covenant with the said GRANTEE that 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 GRANTEE, its successors and/or 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 on November 8, 2021.

Terry L. Coker

Carol Coker

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 8, 2021, before me personally appeared Terry L. Coker and Carol Coker to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024