Return to:
Concord Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File No. Y-BH-21-6609

en Johnson Davidson County
h# 755105 DEEDWARR
11/15/2021 02 15:03 PM 2 pgs
Fees: $13.00 Taxes: $1,961.00
20211115-0151815

This Instrument Prepared By ~~and Returned To:~~

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20215960

~~After Recording Return To The Above.~~

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$530,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Stephanie Woodall
Affiant

Sworn to and subscribed before me this 3rd day of November, 2021.

Notary Public
My Commission Expires: 3-3-2025

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 3rd day of November, 2021, among:

MATTHEW COLES AND AMANDA COLES, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MATTHEW BLOIS AND CASEY HEBBEL, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Section Two, Phase Three, 2nd Addition to Sugar Valley, an RS-10 Cluster Lot Subdivision of record Instrument No. 20140506-0038378, 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 Matthew Coles and Amanda Coles, husband and wife by Warranty deed from Yazdian Development Group, Inc., a Tennessee Corporation of record in Instrument No. 20150731-0075839 Register's Office for Davidson County, Tennessee, dated July 30, 2015 and recorded on July 31, 2015.

Being also known as 6609 Sunnywood Drive Nashville, Tennessee 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Matthew Coles

Amanda Coles

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Matthew Coles and Amanda Coles**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of November, 2021.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Matthew J. Blois and Casey Hebbel
Address: 6609 Sunnywood Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: New Owner
Address: _____
City, State, Zip: _____

Tax ID: 181-01-0B-287.00-CO