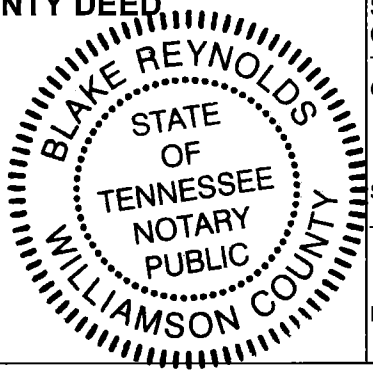
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Margaret Lee Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF November 2021.

Notary Public

MY COMMISSION EXPIRES: 7-11-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Volunteer State Development, LLC a Tennesse limited liability company	Volunteer State Development, LLC a Tennesse limited liability company	102 15 0 034.00
(NAME)	(NAME)	
764 Newberry Road	729 Templeton Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Margaret Lee Coleman, unmarried,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey **unto Volunteer State Development, LLC a Tennesse limited liability company**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 215, on the plan of Brook Meade, Section VI, as of record in Book 2331, Pages 3 and 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said property.

Being the same property conveyed to Margaret Lee Coleman, unmarried and William Wesley Coleman, IV, unmarried, an undivided fifty (50%) percent interest by Warranty Deed from Brigit Coleman Trimble, Individually and as devisee under the Last will and Testament of Lizzie P. Coleman, also known as Lizzie Lee Coleman, deceased, a married person dated 04/21/1997 and recorded 04/29/1997 of record in Book 1043, Page 797, Register's Office for Davidson County, Tennessee.

William Wesley Coleman, IV having since died May 11, 2017 vesting his interest in Margaret Lee Coleman his sole surviving heir at law as evidenced by the affidavit of heirship attached hereto as Exhibit A

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Karen Johnson Davidson County
Batch# 766641 DEEDWARR
12/03/2021 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20211203-0160463

202112030160463

unimproved ☐

This is improved ☒ 764 Newberry Road, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 14th day of December 2021.

Margaret Lee Coleman

Margaret Lee Coleman

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret Lee Coleman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of December, 2021.

Notary Public:
My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

202112030160463

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 11/19/2021.

Kimberly D Hicks
Affiant
Date: 12/1/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1 day of December, 2021.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON