Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-146663-AP

WARRANTY DEED

Karen Johnson Davidson County
Batch# 779050 DEEDWARR
12/22/2021 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20211222-0169528

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00.

Kirsten Virden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2021.

Deborah Bissell
Notary Public

My comm. exp.: 3-1-2023

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PERRY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

File No.: 2021100292

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
McClain Investments TN LLC, a Tennessee limited liability company.	New Owner	
(NAME)	(NAME)	
618 Hamilton Ave.		105-13-0-285.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF EIGHT HUNDRED TEN THOUSAND AND NO/100 Dollars ($810,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TIMOTHY T. COLE, AS EXECUTOR OF THE ESTATE OF JAMES EDWARD DOUGLAS and TIMOTHY TYRONE. COLE AND JENNIFER CHANDLER-COLE, AS BENEFICES UNDER THE LAST WILL AND TESTAMENT OF JAMES EDWARD DOUGLAS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MCCLAIN INVESTMENTS TN LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

Land in Davidson County, Tennessee, being the easterly 50 ft of Lot No. 87, as shown on the map entitled Waverly Place, of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of Lot No. 87 fronts 50 feet on the southerly side of Douglas Avenue and runs back between parallel lines 286.7 feet, more or less, to an alley.

Being the same property conveyed to JAMES EDWARD DOUGLAS, by deed from WILLIAM E. HARKEY AND WIFE, CONNIE N. HARKEY, of record in Book 6649, page 658, dated September 5, 1985, said Register's Office.

JAMES EDWARD DOUGLAS died testate on or about February 12, 2021, devising said property to TIMOTHY TYRONE COLE AND JENNIFER CHANDLER-COLE, by will of record in Docket No. 21P1847, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

unimproved ☐
This is improved ☒ property, known as 937 S. Douglas Ave., Nashville, TN 37204
(House No.) (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 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. 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.

Executed by our hands this the 15th of December, 2021

THE ESTATE OF JAMES EDWARD DOUGLAS

Timothy T. Cole (Executor)

TIMOTHY T. COLE, AS EXECUTOR

STATE OF Tennessee

County OF Davidson

Before me, Maxine J. Rucker, a Notary Public for the above State and County, do hereby certify that **Timothy T. Cole as Executor of the Estate of James Edward Douglas** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th of December, 2021.

Maxine J. Rucker

Maxine J. Rucker, Notary Public

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

BENEFICES UNDER THE LAST WILL AND TESTAMENT OF JAMES EDWARD DOUGLAS

Timothy Tyrone Cole

TIMOTHY TYRONE COLE

Jennifer Chandler-Cole

JENNIFER CHANDLER-COLE

STATE OF Tennessee

County OF Davidson

Before me, Maxine J. Rucker, a Notary Public for the above State and County, do hereby certify that **Timothy Tyrone Cole and Jennifer Chandler-Cole, as Benefices under the Last Will and Testament of James Edward Douglas** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th of December, 2021.

Maxine J. Rucker

Maxine J. Rucker, Notary Public

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Maxine J. Rucker

Notary Public

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/15/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 12/15/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 **day of** December, **2**021.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM