PREPARED BY (AND RETURN TO):

Wilkins and Ivey Attorneys

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 806942 DEEDWARR
02/16/2022 02:49:26 PM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20220216-0018211

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DW) Title No.: 62480
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jan Moorad Greg Martin 815 Forest Acres Drive Nashville, TN 37220	NEW OWNER

TAX MAP PARCEL NUMBERS: 14614003100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,200,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian D. Coleman and Kirsten E. Coleman, husband and wife,** hereinafter called the **Grantors,** have bargained and sold, and by these presents do hereby transfer and convey unto **Jan Moorad and Greg Martin, as tenants in common,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Forest Acres Subdivision, Section One, of record in Book 1130, page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian D. Coleman and wife, Kirsten E. Coleman, by Warranty Deed from Richard Spicer, dated March 30, 2004 and recorded on April 5, 2004, of record in Instrument No. 20040405-0037859, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record in Book 1130, page 104, said Register's Office, shows an owner's certificate, a 80 foot minimum building setback line from Forest Acres Drive, and a 10 foot easement for public utility purposes along the rear line of said lot. Easement for sanitary sewer and for storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7737, page 72, said Register's Office.

This is improved property, known as 815 Forest Acres Drive, Nashville, TN 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of February, 2022.

Brian D. Coleman

Kirsten E. Coleman

State of Tennessee

County of Davidson

On this 15th day of February, 2022, before me the undersigned authority, personally appeared Brian D. Coleman and Kirsten E. Coleman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00.

Affiant

Sworn and subscribed before me this 15th day of February, 2022.

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

Notary