Karen Johnson
Batch# 822418 DEEDWARR
03/15/2022 10:07:00 AM 2 pgs
Fees: $13.00 Taxes: $2,575.20

20220315-0029913

WARRANTY DEED

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $696,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th day of March, 2022.

(Affix Seal) Notary Public

My Commission Expires: 6·24·2023

2022-32

April G. Nichols
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Thomas Coogan and Hannah T. Coogan 267 Collier Avenue Nashville, TN 37211	NEW OWNER	119.14-0-005.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **Hart & Home, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Thomas Clark Coogan AKA Thomas Coogan and Hannah Trainer Coogan AKA Hannah T. Coogan, a married couple**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot No. 30, Block "E" on the Plan of Woodbine Courts, Part Two, not of record. Said Lot No. fronts 75 feet on the southerly side of Collier Avenue and runs back between parallel lines 155.5 feet to a dead line.

Being the same property conveyed to Hart & Hart, LLC from Music City Holdings, LLC by Warranty Deed dated July 30, 2021 and recorded August 19, 2021 in Instrument #20210819-0112231 and further conveyed August 3, 2021 in Instrument #20210803-0104317, and on February 7, 2018 in Instrument #20180207-0012206 and #20180207-0012207, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 267 Collier Avenue, Nashville, TN 37211.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

Witness my/our hand(s) this 4th day of March, 2022.

Hart & Home, LLC
By: Thomas M. Hart, Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Thomas M. Hart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member (or other officer authorized to execute the instrument) of Hart & Home, LLC the within named bargainor, a limited liability company, and that such member or officer as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as Member.

Witness my hand and seal this 4th day of March, 2022.

NOTARY SIGNATURE
Notary Expires: 6-24-2023

