Karen Johnson Davidson County
Batch# 840341 DEEDWARR
04/18/2022 09:39:01 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20220418-0043963

Prepared By & Return To:
Tennessee Title Services LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-1227

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Kathryn Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of April, 2022

Notary Public

Commission Expires: 10/23/2024

JENNIFER WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Berkley Idel 552 Westboro Drive Nashville, TN 37209	The Money Source PO Box 650094 Dallas, TX 75265	090 16 0C 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Andrew J. Coleman, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Berkley Idel, unmarried, and Bradley Northnagel, unmarried, joint tenants with right of survivorship

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 Unit "B", on the Horizontal Property Regime for 552 Westboro Drive Townhomes, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20161004-0104458, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

BEING the same property conveyed by Warranty Deed from 552 Westboro, LLC, a Tennessee Limited Liability Company to Andrew J. Coleman, unmarried, recorded May 8, 2017, as Instrument No. 20170508-0045664 in Davidson County, Tennessee Register of Deeds.

Audrey Becker Coleman, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interest in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 552 Westboro Drive, Nashville, TN 37209

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 so 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.

Dated this the 12th day of April, 2022.

Andrew J. Coleman

Audrey Becker Coleman

STATE OF _____

COUNTY OF _____

On this 12th day of April, 2022, before me personally appeared Andrew J. Coleman and Audrey Becker Coleman, to me known to be the person(s) described in and who executed the foregoing instrument and who acknowledged the execution of same to be his/her/their free act and deed.

Witness my hand and official seal this 12th day of April, 2022.

Please see Florida State approved Acknowledgement attached
Notary Public
My Commission Expires: _____

FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13)

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of

☒ Physical Presence,

— OR —

☐ Online Notarization,

this 12th day of April, 2022, by
Date *Month* *Year*

Andrew J Coleman, Audrey Becker Coleman
Name of Person Acknowledging

Signature of Notary Public — State of Florida

TOWANNA SYKES
Notary Public - State of Florida
Commission # HH 046788
My Comm. Expires Sep 27, 2024
Bonded through National Notary Assn.

Towanna Sykes
Name of Notary Typed, Printed or Stamped

☐ Personally known

☒ Produced Identification

Type of Identification Produced: Driver License

Place Notary Seal Stamp Above

OPTIONAL File Number 35686-8

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warrenty Deed

Document Date: April 12, 2022 Number of Pages: 2

Signer(s) Other Than Named Above: None

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