# WARRANTY DEED

Karen Johnson Davidson County
Batch# 849763 DEEDWARR
05/02/2022 03:52:02 PM 2 pgs
Fees: $13.00 Taxes: $15,540.00

20220502-0050922

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $4,200,000.00.

SR

Affiant

Subscribed and sworn to me on April 29, 2022.

NOTARY PUBLIC

My Commission Expires: 4-19-25

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

KORTALEKELLEY LAW FIRM

RTP to:

THIS INSTRUMENT WAS PREPARED BY:
(TODD BRICKER)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #35746

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL #: |
|---|---|---|
| Kevin D. Montgomery, Trustee<br>4301 Hillsboro Pike, Suite 300<br>Nashville, TN 37215 | NEW OWNER | 130-5-138 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Edward D. Coble and Allie Coble, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Kevin D. Montgomery, Trustee of The 1104 Nichol Lane Trust UAD April 29, 2022, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9, Block 1, on the Plan of the Highlands of Belle Meade, as of record in Plat Book 547, page 180, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Edward D. Coble, unmarried, by Warranty Deed dated January 10, 2005 from Louis David Trapnell, an unmarried man, individually and as Trustee of The Louis David Trapnell Revocable Trust, uta dated January 10, 2005, of record as Instrument No. 20080904-0090601, Register's Office for Davidson County, Tennessee.

Being further conveyed to Edward D. Coble and wife, Allie Coble, by Quitclaim Deed dated August 22, 2016 and recorded August 29, 2016 as Instrument No. 20160829-0090298, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records
2. Water Easement of record in Book 1255, page 580, said Register's Office.
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐ unimproved ☒ improved property known as:

**1104 Nichol Lane, Nashville, TN 37205**

(House Number) (Street) (City or Town) (State) (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, (or successors and representatives), forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, (or successors and representatives), 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 29th day of April, 2022.

Edward D. Coble by Allie Coble as Atty-In-Fact

**Edward D. Coble by Allie Coble as Attorney-In-Fact**

Allie Coble

**Allie Coble**

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named Allie Coble, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument, individually, for the purposes therein contained, as her free act and deed, and who further acknowledged that she is the attorney-in-fact for Edward D. Coble, and as his attorney-in-fact, executed the within instrument on his behalf for the purposes therein contained, having authority as to so act, as the free act and deed of the said Edward D. Coble.

Witness my hand and official seal, this April 29, 2022.

Notary Public

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025

My Commission Expires: 5/5/25