Karen Johnson Davidson County
Batch# 864392 DEEDWARR
05/27/2022 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20220527-0061947

S347

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $130,000.00.

Affiant

Subscribed and sworn before me this the 24th day of May, 2022.

Notary Public
My commission expires:

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
L.A.N.D. Group, LLC 9308 Cheviot Drive Brentwood, TN 37027	New Owner	069-16-0 169.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, THOMAS L. COLEMAN, JR., A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to L.A.N.D. GROUP, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land located in Davidson County, Tennessee and described as follows:

Tract 1 (Parcel A on prior deeds):
Land lying in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, and described according to a survey made by J.R. Wauford & Sons, Surveyors, February 28, 1953, as follows:

Beginning at a point on the East margin of Manchester Avenue South 36 deg., 30' West 285 feet from the intersection of the East margin of said Avenue and the center line of the Hydes Ferry Pike; thence with the East margin of said Avenue, South 36 deg. 30' West 30 feet to an iron pin; thence South 53 deg. 30' East 234 feet to an iron pin; thence North 36 deg. East 30 feet, and thence North 53 deg. 30 feet West 234 feet to the beginning.

Tract 2 (Parcel B on prior deeds):
Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described as follows:

Beginning at the Southeast corner of the property conveyed to Leslie Smith, et al, by E. C. Elrod and wife, by deed of record in Book 2592, Page 277, Register's Office for said County, South 53 deg., 30' East 234 feet from the Southeasterly margin of Manchester Avenue, the point of beginning thence with the Northeastern boundary of said Smith property, North 53 deg. 30' West 88 feet; thence North 36 deg. 30' East 10 feet; thence Easterly 11 feet, more or less, to a point North 53 deg. 30' West 78 feet from the Southeastern boundary line of the property conveyed to E. C. Elrod and wife, by Charles R. Hackett by deed of record in book 2138, page 544 said Register's Office; thence South 53 deg. 30' East 78 feet; thence South 36 deg. 30' West 20 feet to the beginning.

Being the same property conveyed to Thomas L. Coleman, Jr., by deed dated 12/12/2018, from Trehon Cockrell-Coleman, of record in Instrument No. 20181220-0123774, Register's Office for said County.

Also being the same property conveyed to Trehon Cockrell-Coleman, unmarried, by deed dated 05/16/2014, from Kristine Bruce of record in Instrument No. 20140520-0043351, Register's Office for said County.

Said property is investment property for the Grantor, Thomas L. Coleman, Jr.
Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 1910 Manchester Ave, Nashville, TN 37218.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 24 day of May, 2022.

Thomas L. Coleman, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas L. Coleman, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of May, 2022.

My commission expires: 9/18/22

Notary Public

CAVAN MCCAMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Certificate of Authenticity

I, Robert L. Scruggs, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on the 24th day of May, 2024.

Robert L. Scruggs, Affiant — Date: 5-24-2024

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 24th day of May 2024

Mary Gail Porter
Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023