Karen Johnson Davidson County
Batch# 873913 DEEDWARR
06/17/2022 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20220617-0069984

**WARRANTY DEED**

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File No. AT-22-2211

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 01-06-2025
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kevin Coughlin and Anne McKenzie McEntire | NEW OWNERS | |
| (NAME) 1317 Greenland Avenue | (NAME) 1317 GREENLAND AVE. | 061-16-0E-002.00-CO |
| (ADDRESS) Nashville, TN 37216 | (ADDRESS) NASHVILLE, TN 37216 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Building Masters LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin F. Coughlin and Anne M. McEntire, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 2, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1318 Cardinal Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210407-0046428, Scrivener' s Affidavit recorded in Instrument No. 20210408-0046777 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being a portion of the same property conveyed to Cole Newton and Kristen S. Newton, husband and wife by Warranty deed from Hilary C. Higginbotham, unmarried and Anthony S. Higginbotham, married of record in Instrument No. 20141231-0119355 Register's Office for Davidson County, Tennessee, dated December 29, 2014 and recorded on December 31, 2014.**

**Being the same property conveyed to Building Masters LLC, a Tennessee limited liability company by Warranty deed from Cole Newton and Kristen S. Newton, husband and wife of record in Instrument No. 20210928-0129805 Register's Office for Davidson County, Tennessee, dated September 23, 2021 and recorded on September 28, 2021.**

**This is property more commonly known as 1317 Greenland Avenue, Nashville, TN 37216.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

do 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.

Witness my/our hand this 10th day of June, 2022.

Building Masters LLC, a Tennessee Limited Liability Company

By: _____
Justin Hicks, Member

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Justin Hicks, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Member of Building Masters LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Building Masters LLC, a Tennessee Limited Liability Company by himself/herself as Member.

Witness my hand this 10th day of June, 2022.

_____
NOTARY PUBLIC

My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Allison Taylor, 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 JUNE 10, 2022.

Date

Affiant Signature

6/14/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of June, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)