928-4759
Sellers

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3210529

Return to:

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value for this transfer, whichever is greater, is $ 3,250,000.00 .

Affiant

Subscribed and sworn to me, this the 21 day of July, 2022.

M. Catherine Clearwaters
Notary Public

My commission expires:

Property Address:
240 Haverford Avenue
Nashville, TN 37205

Parcel ID:
129-04-0-038.00

Karen Johnson Davidson County
Batch# 892459 DEEDWARR
07/22/2022 11:07:58 AM 3 pgs
Fees: $18.00 Taxes: $12,025.00
20220722-0084082

Property owner:
Henry Frank Todd, III and
Aimee A. Todd
240 Haverford Avenue
Nashville, TN 37205

Mail tax bills to:
New Owner

THIS INDENTURE is made effective the 21st day of July, 2022 by **Nick Coussoule and Jane Coussoule, husband and wife,** First Parties, for the purpose of conveying the premises described herein to Henry Frank Todd, III and Aimee A. Todd, husband & wife, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Westview Subdivision, of record in Book 2330, Page 155, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Southwest margin of Haverford Drive at the common corner of Lots 9 and 10; thence South along the dividing line between said lots, 171.2 feet to a point in the western margin or rear line of Lot 2; thence with the line between Lots 2 and 10 in a southwesterly direction, 179.2 feet to a point in the northerly line of Lot 1; thence

with the line between Lots 1 and 10 in a westerly direction, 130.3 feet; thence along the westerly line of Lot 10 in a northeasterly direction, 255.6 feet to a point in the North margin of Haverford Avenue; thence with said Avenue East 42 feet to the beginning.

Being the same property conveyed to Nick Coussoule and Jane Coussoule, husband and wife, by Warranty Deed dated June 7, 2018 from Chandelier Development Inc., a corporation, recorded June 14, 2018 at Instrument No. 20180614-0057181, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Book 2330, Page 155, in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 22, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Nick Coussoule

Jane Coussoule

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Nick Coussoule**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 6th day of May, 2022.

Beth Herman Drake
NOTARY PUBLIC

My Commission Expires: 10/2/2023

BETH HERMAN DRAKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Jane Coussoule**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 10th day of May, 2022.

Beth Herman Drake
NOTARY PUBLIC

My Commission Expires: 10/2/2023

BETH HERMAN DRAKE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.