THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220541168

Karen Johnson Davidson County
Batch# 893827 **DEEDWARR**
07/26/2022 10:50:59 AM 2 pgs
Fees: $13.00 Taxes: $8,880.00

20220726-0085191

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,400,000.00.

Affiant

Subscribed and sworn to before me this 12th day of July, 2022.

Notary Public
My Commission Expires:

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dana Vickers and Marvin Haber Vickers, III. 1106 Park Ridge Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 144 03 0 017.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Martha O. Coulam, Trustee of the Martha Coulam Trust established under the Craig and Martha Coulam Living Trust dated May 29, 2013** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dana Vickers and Marvin Haber Vickers, III, wife and husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 2 on the Plan of Section Three, Chickering Park, of record in Book 2663, pages 90 and 91, Register's Office for Davidson County, Tennessee.

Said lot number 2 fronts 290 feet on the Easterly side of Park Ridge Drive and runs back 322.4 feet (actually field measurement being 300 feet per survey of Richard B. Omohundro, dated April I 6, 1976) on the Northwesterly line and 345.9 feet on the Southeasterly line, to a dead line in the rear, which is a broken line, measuring 268.4 feet thereon.

Being the same property conveyed to Craig M. Coulam and Martha O. Coulam, Trustees of The Craig and Martha Coulam Living Trust, established by the Revocable Trust Agreement of Craig M. Coulam and Martha O. Coulam dated May 29, 2013, by Warranty Deed from Martha O. Coulam, of record in Instrument No. 20130606-0057606, in the Register's Office of Davidson County, Tennessee, dated May 29, 2013 and recorded on June 06, 2013.

The assets of the Craig and Martha Coulam Living Trust, established by the Revocable Trust Agreement of Craig M. Coulam were distributed to the Matha Coulam Trust established under the Craig and Martha Coulam Living Trust dated May 29, 2013 upon the death of Craig M. Coulam. Craig M. Coulam died on April 10, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Three, Chickering Park, as recorded in Plat Book 2663, Page(s) 90 and 91.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2811, Page 88.

This is improved property located at 1106 Park Ridge Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of July, 2022.

The Martha Coulam Trust established under The Craig and Martha Coulam Living Trust, dated May 29, 2013

Martha O. Coulam, Trustee

By: Martha O. Coulam, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martha O. Coulam, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Martha Coulam Trust established under The Craig and Martha Coulam Living Trust, dated May 29, 2013, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 14th day of July, 2022.

Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024