Karen Johnson Davidson County
Batch# 896912 DEEDWARR
08/01/2022 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $13,227.50
20220801-0087203

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/11/26
(AFFIX SEAL)

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Scott G. Blackman and Jennifer S. Blackman, husband and wife 206 Jones Parkway Brentwood, TN 37027	new owner	Tax Map: Parcel ID: 171-07-0B-001-00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Taylor Dean Cole and Melissa Dawn Cole, Co-Trustees of the Cole Family Revocable Trust dated September 17th, 2021,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Scott G. Blackman and Jennifer S. Blackman, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Williamson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 201 on the Final Plan of Annandale, Section 1, of record in Instrument No. 20051209-0148093, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Taylor D. Cole and Melissa D. Cole, husband and wife by Warranty Deed from Legend Homes, LLC, a Tennessee limited liability company, dated 10/30/2017 and recorded 11/01/2017, of record in Instrument 201711010112073, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Taylor Dean Cole and Melissa Dawn Cole, Co-Trustees of the Cole Family Revocable Trust dated September 17th, 2021 by Quit Claim Deed from Taylor Dean Cole and Melissa Dawn Cole, husband and wife, as tenants by the entirety, dated 09/17/2021 and recorded 09/29/2021, of record in Instrument 202109290130997, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 206 Jones Parkway, Brentwood, TN 37027

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(s) this the 29th day of July, 2022.

Taylor Dean Cole and Melissa Dawn Cole, Co-Trustees of the Cole Family Revocable Trust dated September 17th, 2021

BY: _____
Taylor Dean Cole, Trustee

BY: _____
Melissa Dawn Cole, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Taylor Dean Cole and Melissa Dawn Cole, Co-Trustees of the Cole Family Revocable Trust dated September 17th, 2021 with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 29th of July, 2022.

_____
Notary Public

My Commission Expires: 10/11/25

(SEAL)

Tennessee Certification of Electronic Document

I, Paul Soper, 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 7/29/22 (date of document).

Affiant Signature

8/1/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

