BOX 10-B

Karen Johnson Davidson County
Batch# 911702 DEEDWARR
09/01/2022 01:57:04 PM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20220901-0098772

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,200,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: **MAY 9, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT W. PROCTOR, JR. ET UX	**SAME**	**103-04-0-459.00** **103-04-0-424.00**
(NAME) **4113 COLORADO AVE.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **WE, KENNETH EARL COLGAN, PHILLIP EUGENE COLGAN, AND ROBERT STEVEN COLGAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT W. PROCTOR, JR. AND ELIZABETH C. PROCTOR, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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 Lot Nos. 1 and 2, as shown on the map entitled Earl Colgan Subdivision, of record in Plat Book 6200, Page 643, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLARD E. COLGAN AND WIFE, WANDA J. COLGAN, by deed from HARRY GRAHAM AND WIFE, MARGARET H. GRAHAM, of record in Book 3538, Page 621, dated April 5, 1963, said Register's Office. WILLARD E. COLGAN having since died on or about June 3, 2017, leaving WANDA J. COLGAN as surviving tenant by the entirety. WANDA J. COLGAN ALSO KNOWN AS WANDA JUNE COLGAN having since died testate on or about January 26, 2022. Pursuant to the Last Will and Testament of WANDA JUNE COLGAN in The Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 22P898, said property was devised to her children, KENNETH EARL COLGAN, PHILLIP EUGENE COLGAN AND ROBERT STEVEN COLGAN.

This conveyance is subject to Matters shown on the Plan of record in Plat Book 6200, Page 643; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **4111A & 4111B COLORADO AVE., NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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 our hands this 31st day of August, 2022.

KENNETH EARL COLGAN

By Kenneth Earl Colgan, his Attorney in Fact

PHILLIP EUGENE COLGAN
By: Kenneth Earl Colgan, his Attorney in Fact

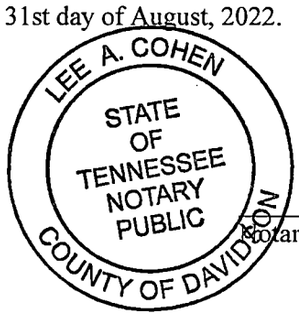
ROBERT STEVEN COLGAN

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 **Kenneth Earl Colgan and Robert Steven Colgan,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of August, 2022.

My Commission Expires: **March 3, 2026**



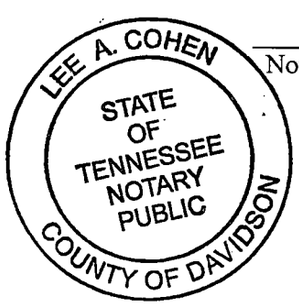
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2022, before me personally appeared **KENNETH EARL COLGAN, Attorney in Fact for PHILLIP EUGENE COLGAN**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **PHILLIP EUGENE COLGAN**, and who acknowledged that he executed the same as the free act and deed of **PHILLIP EUGENE COLGAN**.

Witness my hand and official seal at office this 31st day of August, 2022.

My commission expires: **March 3, 2026**



Notary Public