Warranty Deed

Karen Johnson Davidson County Batch# 914997 DEEDWARR 09/09/2022 02:33:30 PM 3 pgs Fees: $18.00 Taxes: $2,775.00 20220909-0101289	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $750,000.00 Affiant Subscribed and sworn to before me, this the 8th day of September, 2022. Notary Public My commission expires: 8/10/25

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Thomas Bartlett and Lou Bartlett, and Lou Bartlett, Trustee of the John Russell Stevens Irrevocable Trust dated December 29, 1993	New Owner(s)	104-07-0-278.00
2718 Belcourt Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PHYRELL COLEMAN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS BARTLETT AND LOU BARTLETT, HUSBAND AND WIFE, AND LOU BARTLETT, TRUSTEE OF JOHN RUSSELL STEVENS IRREVOCABLE TRUST DATED DECEMBER 29, 1993**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 5 on the Plan of Stokes and Marshall's Subdivision of record in Plat Book 332, Page 106, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the northerly side of Belcourt Avenue, formerly Stokes Street, and runs back between parallel lines 168-1/2 feet to an alley.

Being the same property conveyed to Noel Voyett Coleman and wife, Phyrell Coleman by Warranty deed from Estelle Pruitt, unmarried and Irene Pruitt, unmarried of record in Book 1882, page 535, Register's Office for Davidson County, Tennessee, dated September 14, 1950 and recorded on September 22, 1950.

Noel Voyett Coleman died October 5, 1983, leaving Phyrell Coleman as the surviving tenant by the entirety. Noel Voyett Coleman Jr. and Joel Ray Coleman having been granted authority to sign on behalf of Phyrell O. Coleman by that Durable Power Attorney being recorded simultaneously herewith of record in Instrument Number ___202209090101288_____, Register's Office for Davidson County, Tennessee; Phyrell Coleman being one and the same as Phyrell O. Coleman.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2718 Belcourt Avenue, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of September, 2022.

Phyrell Coleman by Noel Voyett Coleman Jr. attorney in fact

Phyrell Coleman by Noel Voyett Coleman, Jr.,
her Attorney-In-Fact

Phyrell Coleman by Joel Ray Coleman Attorney-In-Fact

Phyrell Coleman by Joel Ray Coleman,
her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Noel Voyett Coleman, Jr., Attorney-In-Fact for Phyrell Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of September, 2022.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3·3·25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joel Ray Coleman, Attorney-In-Fact for Phyrell Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of September, 2022.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3·3·25

Tennessee Certification of Electronic Document

I, Robin White, 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 9.8.22 (date of document).

Affiant Signature

9.8.22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 8/10/25

NOTARY'S SEAL

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY