Karen Johnson Davidson County
Batch# 928232 DEEDWARR
10/12/2022 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20221012-0111775

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1367

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susie M. Wilee, Trustee of the Revocable Trust Agreement of Susie M. Wilee dated February 21, 2011**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brandon Coughlin and Jessica Coughlin, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 331 on the Plan of Section III, Burchwood Gardens, of record in Book 2900, Page 116, Register's Office for said County, described as follows:

Said Lot No. 331 fronts 88.98 feet on the southerly side of Pinehurst Drive and runs back 150.05 feet on the easterly line and 152.40 feet on the westerly line to a dead line in the rear on which it measures 98.97.

Being the same property conveyed to Susie M. Wilee, Trustee, of the Revocable Trust Agreement of Susie M. Wilee dated February 21, 2011 by Quitclaim Deed from Susie Marie S. Wilee, dated February 21, 2011, of record in Instrument No. 20110304-0017623, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1920 Pinehurst Drive, Nashville, TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Brandon Coughlin 1920 Pinehurst Drive Nashville, TN 37216	Guaranteed Rate, Inc. 1806 W. Cuyler Avenue, Suite 1W Chicago, IL 60613	072-12-0-254.00

WITNESS THE EXECUTION HEREOF this 11th day of October, 2022.

Revocable Trust Agreement of
Susie M. Wilee dated February 21, 2011

Susie M. Wilee, Trustee

BY: Susie M. Wilee, Trustee

State of Tennessee)
County of Davidson)

Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Susie M. Wilee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Trustee of the Revocable Trust Agreement of Susie M. Wilee dated February 21, 2011, and that she is authorized to execute this instrument, and that she has executed this instrument on behalf of the Revocable Trust Agreement of Susie M. Wilee dated February 21, 2011.

Witness my hand and official seal on this date 11th day of October, 2022.

Notary Public
My Commission expires: 5/3/26

ANGELA Y. POSTON-WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 480,000.00.**

Jenna R. Peden
Affiant

Sworn and subscribed before me on this the 11th day of October, 2022.

Carmen Coats
Notary Public

My Commission Expires: _____

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 October 12, 2022 (date of document).

Affiant Signature

October 12, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 12th day of October, 2022

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023