WARRANTY DEED

Karen Johnson Davidson County
Batch# 929380 DEEDWARR
10/13/2022 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20221013-0112433

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/15/2026

(AFFIX SEAL)

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Driscoll and Hannah Driscoll	New Owners	
(NAME)	(NAME)	
3814 A Moss Rose Drive		073 06 0 032.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **WILLIAM LEE COLLEY, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN DRISCOLL AND HANNAH DRISCOLL, 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:

Parcel 1:

Being part of Lot No. 3 in the division of Lot No. 5 (the Addison-Cooper Lands) on the Plan of Riverwood Estate of W.F. Cooper, deceased, of record in the Chancery Court Plan Book 2, page 133; said division not being of record, but described according to a survey made by Z.J. Wilkinson, Surveyor. Said Survey being dated March 16, 1946, and described as the northerly 50 feet of Lot B on said survey and more particularly described as follows:

Beginning at an iron pin in the middle of Moss Rose Drive which designates the Southwest Corner of the lot conveyed to John Geist Colley and wife, as described in Deed of record in Book 1314, page 138, Register's Office of Davidson County, Tennessee; thence North 72 degrees east 405 feet to a pin on the low water mark of the Cumberland River; thence south 22 degrees east 50 feet with said water line to a point; south 72 degrees west 400 feet, more or less, to a point in the center of Moss Rose Drive; thence with the center of said Drive, north 40 degrees 30 minutes west 50 feet to the point of beginning.

Parcel 2:

Being part of Lot No. 3 in the division of Lot No. 5 (the Addison-Cooper Lands)) on the Plan of Riverwood Estate of W.F. Cooper, deceased, of record in the Chancery Court Plan Book 2, page 133; said division not being of record, but described according to a survey made by Z.J. Wilkinson, Surveyor. Said survey being dated March 16, 1946, and described as the southerly 10 feet of Lot A on said survey and more particularly described as follows:

Beginning at an iron pin in the center of Moss Rose Drive which designates the Northwest corner of Lot B as deeded to John Colley and wife, Mildred Colley; this being the common corner of Colley and Wheaton. Thence North 72 degrees East 405 feet to a pin on the low water mark of the Cumberland River; thence North 28 degrees West 10 feet with said water line to a point; thence South 72 degrees West 405 feet plus or minus to an iron pin in the center of Moss Rose Drive; thence with said Drive South 30 degrees East, 10 feet to the point of beginning.

Being the same property conveyed to John Geist Colley and wife, Mildred Colley, by Warranty Deed from Mary Geist Colley and husband W.H. Colley, of record in Book 2256, page 243, Register's Office for Davidson County, Tennessee, dated April 11, 1953 and recorded on August 11, 1953. (as to Parcel 1).

Being the same property conveyed to John Geist Colley and wife, Mildred Colley, by Warranty Deed from Charles F. Wheaton and wife Bertha Wheaton, of record in Book 3373, Page 505, in the Register's Office of Davidson County, Tennessee, dated April 25, 1962 and recorded on April 30, 1962. See also re-recorded Warranty Deed, as recorded in Book 4334, page 795, in the said Register's Office. (as to Parcel 2).

The said Mildred Colley died on March 19, 1989 leaving John Geist Colley as sole surviving Tenant by the Entirety.

Being the same property conveyed to Trustees of the John G. Colley Living Trust, by Quitclaim Deed from John G. Colley, Unmarried, of record in Instrument No. 20050921-0113672, in the Register's Office of Davidson County, Tennessee, dated September 21, 2005 and recorded on September 21, 2005 and Corrected in Instrument No. 20220916-0103565. See also, Scrivener's Affidavit of record in Instrument No. 20220928-0107352. (as to Parcel 2)

John Geist Colley died testate on November 19, 2021. See Probate Docket No. 22P1058 Davidson County, Tennessee, Probate Division.

Being part of the same property conveyed to William Lee Colley, by Special Warranty Deed from Josephine Lynn Colley, Personal Representative of the Estate of John Geist Colley and Josephine Lynn Colley as Trustee of the John G. Colley Living Trust U/A/D August 19, 2005, of record in Instrument No. 20220729-0086655, in the Register's Office of Davidson County, Tennessee, dated July 29, 2022 and recorded on July 29, 2022. (as to Parcel 2)

Anne Colley joins in to convey any marital interest she may have.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3814 A Moss Rose Drive, Nashville, TN 37216
(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, 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 hand this 7th day of October, 2022.

WILLIAM LEE COLLEY

ANNE COLLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Lee Colleyand Anne Colley, 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 this 7th day of October, 2022.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Notary Public

Certificate of Authenticity

I, Joshua A. Terry, 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 10/7/2022.

Affiant Signature

10/13/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/13/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON