Karen Johnson Davidson County
Batch# 970670 DEEDWARR
02/14/2023 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20230214-0010736

WARRANTY DEED

File No. DH-23-3870

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2023

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3.3.2026

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

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy Wynn	MORTGAGE INVESTORS GROUP	
(NAME)	(NAME)	083-07-1C-002.00-CO
803B Washington Avenue	8320 E WALKER SPRINGS LANE 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	KNOXVILLE, TN 37923	
(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, I/we, **John Stanton Cole and Jane Shannon Cole, f/k/a Jane Shannon Deloach, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amy E. Wynn, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, 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 Unit 803B together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 803 Washington Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20191230-0134180, Register's Office for Davidson County, Tennessee, being shown on plat attached thereto as Exhibit to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Stanton Cole, an unmarried man by Warranty Deed from Bolder Development LLC, a Delaware limited liability company of record in Instrument No. 20210115-0007318, Register's Office for Davidson County, Tennessee, dated January 15, 2021 and recorded on January 15, 2021. Being the same property conveyed to John Stanton Cole and Jane Shannon DeLoach, husband and wife, by Quitclaim deed from John Stanton Cole, married of record in Instrument No. 20210401-0042805, Register's Office for Davidson County, Tennessee, dated March 31, 2021 and recorded on April 01, 2021. Jane Shannon Deloach subsequently changed her name to Jane Shannon Cole. Jane Shannon Deloach and Jane Shannon Cole are one and the same person.

This is property more commonly known as 803B Washington Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 9th day of February, 2023.

John Stanton Cole

Jane Shannon Cole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of February, 2023, before me personally appeared John Stanton Cole and Jane Shannon Cole, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Notary Signature
My commission expires: 05/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

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 February 14, 2023 (date of document).

Affiant Signature

February 14, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 14th day of February, 2023.

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

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023