(1)

WARRANTY DEED

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2023

Notary Public

MY COMMISSION EXPIRES: 2.28.2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James I. Cole and Raymond Almond III	NEW OWNERS	071-15-0-166.00
(NAME)	(NAME)	
4855 Cassell Drive		
(ADDRESS)	(ADDRESS)	
Millington, TN 38503		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 993287 **DEEDWARR**
04/19/2023 08:07:15 AM 2 pgs
Fees: $13.00 Taxes: $895.40

20230419-0028623

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, **Cole Woodworks LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James I. Cole, unmarried, and Raymond Almond III, unmarried,** 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 the easterly 65 feet of Lots No. 269 and 270 and Lot "D" on the Plan of the Highland Land Company's Subdivision, of record in Book 421, page 14, Register's Office for said County.

Said part of said lots front 65 feet on the Northerly side of Douglas, formerly Ligon Avenue, and run back between parallel lines with the Westerly margin of an alley, 65 feet to a dead line.

Being the same property conveyed to Ronald E. Morris, unmarried, by Warranty Deed from Ruby Graham, unmarried, dated September 6, 1995, of record in Book 9788, page 617, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Cole Woodworks LLC, a Tennessee limited liability company, by Warranty Deed from Ronald E. Morris, unmarried, dated March 9, 2022, of record in Instrument No. 20220324-0034031, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 313 Douglas Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 421, page 14 in the 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 hands this 14th day of April, 2023.

Cole Woodwork LLC, a Tennessee
limited liability company

By: James Brad Cole, Sole Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, James Brad Cole, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Sole Member of Cole Woodworks LLC, a Tennessee limited liability company and that he as such Sole Member, executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as the Sole Member.

WITNESS my hand and official at Franklin, Tennessee, seal this 14th day of April, 2023.

Notary Public
My Commission Expires:

File No.: 37387

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STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
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