Karen Johnson Davidson County
Batch# 1001696 DEEDWARR
05/10/2023 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $9,990.00
20230510-0034978

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230344087**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,700,000.00. Affiant Subscribed and sworn to before me, this 10th day of May, 2023. Notary Public My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The 3611 Central Avenue Trust 3817 Whitland Avenue Nashville TN 37205	New Owner	Tax Parcel I.D. No. 104 13 0 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Neely B. Coble, IV, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blake Parker Brookshire and Mollie Meagher Brookshire, Trustees of The 3611 Central Avenue Trust u/a/d May 12, 2014**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly 20 feet of Lot No. 1 and the Easterly 55 feet of Lot No. 2, Block "E" on the Map of The Whitland Realty Company's Subdivision of record in Plat Book 332, Page 141, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said parts of Lots 1 and 2 front together 75 feet on the Southerly side of Whitland, formerly Bowling Avenue, and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Neely B. Coble, IV, an unmarried man, by Warranty Deed from A. Wilson Sisk, Jr., an unmarried man, of record in Instrument No. 20170816-0083893, in the Register's Office of Davidson County, Tennessee, dated August 14, 2017, and recorded on August 16, 2017. Kate Coble joins in this conveyance for the purpose of conveying all right, Title, and interest in and to the above described property as Spouse of Neely B. Coble, IV.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Whitland Realty Company's Subdivision, as recorded in Plat Book 332, Page(s) 141.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Instrument No. 20110727-0057353.

This is improved property located at 3817 Whitland Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of May, 2023.

Neely B. Coble, IV

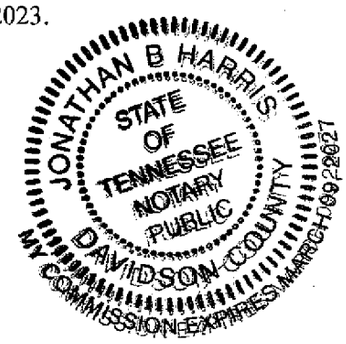
Kate Coble

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Neely B. Coble, IV and Kate Coble, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of May, 2023.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, George Mudter, 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 5/10/23 (date of document).

Affiant Signature

5/10/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of May, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

