Karen Johnson Davidson County
Batch# 1009953 DEEDWARR
06/01/2023 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,065.60
20230601-0041406

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/26/25

(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

File No.: 2023050068

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sean Ingram and Crystal Baxter Ingram	NEW OWNER	
(NAME) 2717 Park Dale Dr	(NAME)	136-13-0-143.00
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **TWO HUNDRED EIGHTY EIGHT THOUSAND AND NO/100 Dollars ($290,000.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TIFFANY N COFFEE-POTTER, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CRYSTAL BAXTER INGRAM AND SEAN PATRICK INGRAM , WIFE AND HUSBAND**, 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 Lot(s) 3, as shown on the map entitled the Plan of Park Dale Subdivision, of record in Plat Book 6200, page 597, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TIFFANY N. COFFEE, UNMARRIED, by deed from KRISTY N. SPENCER AND HUSBAND RAYMOND L. SPENCER, of record in Instrument No. 20111021-0081904, dated October 19, 2011, said Register's Office.

Said Tiffany N Coffee having since married Chad E Potter and now known as Tiffany N Coffee-Potter.

Chad E. Potter is signing to convey any and all marital interest he may have in subject property.

unimproved ☐
This is improved ☒ property, known as 2717 Park Dale Dr, Nashville, TN 37217
(House No.) (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.

Executed by my hand this 31st Day of May, 2023.

Tiffany N. Coffee-Potter **Chad E. Potter**

STATE OF Tennessee

County OF Davidson

I, **Tuwana J. Bryant**, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that **Tiffany N. Coffee-Potter and Chad E. Potter** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st Day of May, 2023.

Notary Public

My Commission Expires: **May 9, 2026**

(SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, Tonya Loftin, 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 May 31, 2023.

Date

Tonya Loftin
Affiant Signature

June 1, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1st day of June, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)