WARRANTY DEED

Karen Johnson Davidson County
Batch# 1013780 DEEDWARR
06/12/2023 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20230612-0044181

DM-C-23-218

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

COUNTY OF DAVIDSON MELISSA R SHAFFER NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rebecca J. Coleman	**New Owner**	
(NAME)	(NAME)	**142 02 0 151.00**
218 Carriage Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NATHAN S. FORRESTER AND TYLER A. BANKS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REBECCA J. COLEMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 169, on the Cross Timbers, Section 4, of record in Book 4175, Page 54, and Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Nathan S. Forrester and Tyler A. Banks, husband and wife, by Quit Claim Deed from Tyler A. Banks, an unmarried woman and Nathan S. Forrester, an unmarried man, a tenants in common with full rights of survivorship, of record in Instrument No. 20210107-0003154, in the Register's Office of Davidson County, Tennessee, dated December 22, 2020, and recorded on January 07, 2021.

Being the same property conveyed to Tyler A. Banks, an unmarried woman, and Nathan S. Forrester, an unmarried man, as tenants in commons with full rights of survivorship, by Warranty Deed from Catalino Moreno, Jr. and Geraldine D. Moreno, husband and wife, of record in Instrument No. 20150129-0008523, in the Register's Office of Davidson County, Tennessee, dated January 28, 2015, and recorded on January 29, 2015.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, 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 Cross Timbers, Section 4, as recorded in Book 4175, Page 54.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4317, Page 284.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **218 Carriage Drive, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 9 DAY OF JUNE, 2023.

Nathan S. Forrester

Tyler A. Banks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN S. FORRESTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of June, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TYLER A. BANKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of June, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 6.9.23 .

Affiant Signature

6.9.23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 9 day of June, 2023.

Notary Signature

My Commission Expires: 05/09/2026

