THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444309** Karen Johnson Davidson County Batch# 1015961 DEEDWARR 06/16/2023 09 53 23 AM 2 pgs Fees $13 00 Taxes $1,887 00 20230616-0046033	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $510,000.00. Affiant Subscribed and sworn to before me, this 14th day of June, 2023. Notary Public My Commission Expires. HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Susan Coughlin and Stephen Coughlin 705 Wilsonwood Place Nashville TN 37206	New Owner	Tax Parcel ID No. 083 07 0 166.00

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, **Amanda McClanahan, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Susan Coughlin and Stephen Coughlin, wife and husband**, ("Grantees"), their 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 Lot No. 26 erroneously referenced as Lot No. 28 on the Map of A Part of the Tillman Home Tract Rolling Acres No. Two Section Two, a plat of which is of record in Book 1424, Page 74, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a further description of said property.

Being the same property conveyed to Amanda McClanahan, by Quitclaim Deed from Patrick H. Copeland, of record in Instrument No. 20200227-0021819, in the Register's Office of Davidson County, Tennessee, dated February 25, 2020 and recorded on February 27, 2020.

Being the same property conveyed to my husband, Patrick H. Copeland, an interest as tenant by the entireties, by Quitclaim Deed from Amanda McClanahan, of record in Instrument No. 20080903-0090338, in the Register's Office of Davidson County, Tennessee, dated February 02, 2008 and recorded on September 03, 2008. Being the same property conveyed to Amanda McClanahan as per Divorce by final divorce degree of recorded in Docket No. 19D24, Fourth Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Amanda McClanahan, by Warranty Deed from Jim Sheorn and wife, Melissa Sheorn, of record in Instrument No. 20060105-0001389, in the Register's Office of Davidson County, Tennessee, dated December 30, 2005 and recorded on January 05, 2006.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Part of the Tillman Home Tract Rolling Acres No. Two Section Two, as recorded in Book 1424, Page 74.

This is improved property located at 705 Wilsonwood Place Nashville TN 37206

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 14th day of June, 2023

Amanda McClanahan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amanda McClanahan, 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 14th day of June, 2023

Notary Public
My Commission Expires: _____

