This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21082-AP

Karen Johnson Davidson County
Batch# 1017106 DEEDWARR
06/21/2023 08:58:30 AM 4 pgs
Fees: $23.00 Taxes: $1,979.50
20230621-0046929

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $535,000.00.

Candace Michelle Coffee
Affiant

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 20th day of June, 2023.

Notary Public
My Commission Expires: 8-20-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Candace Michelle Coffee 1740 24th Ave N Nashville, TN 37208	CapStar Bank c/o Doc Probe 1133 Ocean Avenue Mail Stop Code: DP913 Lakewood, NJ 08701	081-10-0-216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Suzan E. Mattson and Daniel Hencken, wife and husband, and Jessica L. Mattson, a married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Candace Michelle Coffee, an unmarried woman**, hereinafter called the Grantee(s), his/her/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 No. 158 on the Plan of Cobb's Subdivision of Lot No. 6 of Harding Bosley Tract of record in Plat Book 161, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 158 fronts 50 feet on the Easterly side of 24th Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Suzan E. Mattson And Daniel Hencken, Wife And Husband, And Jessica L. Mattson, as Joint Tenants With Right of Survivorship, by Quitclaim Deed from W. Aaron Fortner, as Trustee, of record in Instrument No. 20180301-0019258, in the Register's Office of Davidson County, Tennessee, dated February 28, 2018 and recorded on March 01, 2018.

Being the same property conveyed to Suzan E. Mattson and Daniel Hencken, wife and husband by Warranty Deed from Jorge Lopez, unmarried, dated October 23, 2017, recorded October 25, 2017, of record in Instrument No. 20171025-0109280, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This Instrument executed on behalf of Suzan E. Mattson and Daniel Hencken, ("Principal") by Jessica L. Mattson pursuant to the Power of Attorney of record in Instrument Number ____202306210046928_____, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1740 24th Avenue North, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 13th day of June, 2023.

GRANTOR:

Suzan E. Mattson by J Mattson as Attorney-In-Fact
Suzan E. Mattson by Jessica L. Mattson as Attorney-in-Fact

Daniel Hencken by J Mattson as Attorney-In-Fact
Daniel Hencken by Jessica L. Mattson as Attorney-in-Fact

J Mattson
Jessica L. Mattson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jessica L. Mattson the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Suzan E. Mattson and Daniel Hencken ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 13th day of June, 2023.

CHARLES D. LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jessica L. Mattson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of June, 2023.

CHARLES D. LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202306210046929

EXHIBIT "A"
TO Warranty Deed
From: Suzan E. Mattson, Daniel Hencken, and Jessica L. Mattson
To: Candace Michelle Coffee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this **13th** day of June, 2023.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202306210046929

True Copy Certification

I, Pam Autry, 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 this the 13th day of June, 2023.

Affiant Signature
Date 6-20-2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON