This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-1454-KS

Karen Johnson Davidson County
Batch# 1021375 DEEDWARR
06/30/2023 02:04:30 PM 4 pgs
Fees: $23.00 Taxes: $2,867.50
20230630-0050255

STATE OF TENNESSEE
COUNTY OF DAVIDSON

KAZ ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2025

The actual consideration or value, whichever is greater, for this transfer is $775,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of June, 2023.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Natalie Lederman and Tal Lederman 7423 Indian Creek Road Nashville, TN 37209	**United Wholesale Mortgage, LLC.** **585 South Blvd E** **Pontiac, MI 48341**	100-00-0-051.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Joel Coady aka Joel D. Coady, unmarried and Coleen Brandt Painter, Administratrix of the Estate of Kay Marie Brandt, deceased**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Natalie Lederman and Tal Lederman, 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 No. 13 on the Plan of Section 1, Rowena O'Brien Farm of record in Plat Book 4955, Page 77, 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. 13 fronts 380.00 feet on the Easterly Margin of Indian Creek Road and extends back 442.41 feet on the Northerly line and 531.56 feet on the Southerly line to a dead line in the rear, measuring, 390.32 feet thereon.

Being the same property conveyed to Kay M. Brandt, an unmarried woman and Joel Coady, an unmarried man by Warranty Deed from John T. Kelley and wife, Natalie S. Kelley of record as Instrument No. 20211215-0165515 in the Register's Office for Davidson County, Tennessee, dated December 7, 2021 and recorded on December 15, 2021. The said Kay M. Brandt also being known as Kay Marie Brandt having since died on December 21, 2021. Coleen Brandt Painter, as the Administratrix of the estate of Kay Marie Brandt, conveys herein on behalf of said estate pursuant to a court order filed on June 23, 2023, Docket No. 22-P-294, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). The said Joel Coady is one and the same as Joel D. Coady.

This is improved property located at: **7423 Indian Creek Road, Nashville, TN 37209**

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 28th day of June, 2023.

GRANTOR:

Joel Coady

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and seal at office this 28th day of June, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of June, 2023.

GRANTOR:

Estate of Kay Marie Brandt

By: Coleen Brandt Painter, Administratrix
Coleen Brandt Painter, Administratrix

STATE OF PENNSYLVANIA
COUNTY OF Montgomery

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Coleen Brandt Painter, Adminstratrix of the Estate of Kay Marie Brandt, deceased, the within named bargainor, 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 in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of June, 2023.

Notary Public
My Commission expires: 10/29/2026

Commonwealth of Pennsylvania - Notary Seal
Laura V. Sclafani, Notary Public
Chester County
My commission expires October 29, 2026
Commission number 1133338
Member, Pennsylvania Association of Notaries

202306300050255

True Copy Certification

I, **Kaz Arbogast,** 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 28 day of June, 2023.

Affiant Signature
Date 6·29·2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024