**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1034514 **DEEDWARR**
08/04/2023 08 52 35 AM 2 pgs
Fees $13 00 Taxes $1,998 00

20230804-0060320

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $540,000 00

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 1st DAY OF AUGUST 2023

Notary Public

MY COMMISSION EXPIRES 1-11-26
(AFFIX SEAL)

TODD H HANCOCK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Ferraro Hancock & Associates, PLLC
2209 Crestmoor Road, Suite 210
Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| **Justin and Ingrid Cole**<br>**2617 Malden Drive**<br>**Nashville, Tennessee 37210** | **New Owner** | **119 07 0 097 00** |

FOR AND 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 AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, T SQUARED INVESTMENTS, LLC, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JUSTIN AND INGRID COLE, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S 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 64 on the Map of Laurel Acres, of record in Book 2133, page 48, Register's Office for said County

Said Lot No 64 fronts 97 feet on the northwesterly side of Malden Drive, and extends back 212 9 feet on the northerly line and 163 2 feet on the southerly line to a dead line in the rear measuring 90 feet thereon

Being the same property conveyed to T Squared Investments LLC, by Warranty Deed, from Ruth W Ragland, Unmarried, dated September 8, 2022, of record as Instrument No 20220913-0102081 in the Register's Office for Davidson County, Tennessee

This conveyance is made subject to restrictive covenants of record in Book 2150, page 53, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, page 48, said Register's Office, which above a 10 foot public utilities easement along the rear and southerly lines, and a 40 foot setback line from Malden Drive

This is improved property, commonly known as 2617 Malden Drive, Nashville, Tennessee 37210

**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 seised 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 singular, and the use of any gender shall be applicable to all genders

**WITNESS** my/our hand(s) this 1st day of August 2023

**T SQUARED INVESTMENTS, LLC**

By _____
W Todd Hamilton, Authorized Member

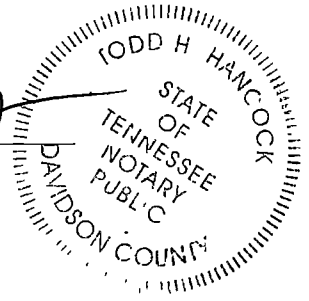
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County W Todd Hamilton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be the Authorized Member of T Squared Investments, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Member, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Authorized Member

WITNESS my hand and seal at office, on this 1st day of August 2023

My commission Expires 1-11-26

Notary Public




**RETURN TO:**
Ferraro Hancock & Associates, PLLC
2209 Crestmoor Road, Suite 210
Nashville, Tennessee 37215