| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 37791-07-2023** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $1,795,000.00.<br>Affiant<br>Subscribed and sworn to before me this 14th day of August, 2023.<br>Notary Public<br>My Commission Expires: |

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

CHRISTINA HIGGINS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 11/2/2026

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>William Chad Shear,<br>Susan Hillary Shear<br>3749 Whitland Avenue<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>1683 Glen Mont Drive<br>Solana Beach, CA<br>92075 | **Tax Information:**<br>Map and Parcel No.:<br>10409020800 |

**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, **William S. Coles, Co-Trustee of The William S. Coles and Faye D. Coles Revocable Living Trust, a Trust created on May 30, 2022** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Chad Shear and Susan Hillary Shear, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3749 Whitland Avenue, Nashville, TN 37205.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 1038832 DEEDWARR
08/16/2023 09 28 05 AM 3 pgs
Fees $18 00 Taxes $6,641 50

20230816-0063753

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 14th day of August, 2023.

William S. Coles, Co-Trustee of the William S. Coles and Faye D. Coles Revocable Living Trust, a Trust created on May 30, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William S. Coles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Trustee of William S. Coles and Faye D. Coles Revocable Living Trust, a Trust created on May 30, 2022, , and as such Co-Trustee executed the within instrument for the purposes therein contained

Witness my hand, at office, this 14th day of August, 2023.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 65 feet front and 75 feet rear of Lot No. 5 of Block "G" on the Map of Whitland Realty Company's Subdivision, as of record uin Book 332, Page 141.

Said part of said lot fronts 65 feet on the southerly side of Whitland, formerly Bowling Avenue, and runs back between lines, along the easterly margin of Carden Avenue, 200 feet to the northerly line of Lot No. 6, measuring 75 feet thereon.

Being the same property conveyed to William S. Coles and wife, Faye D. Coles, by deed dated May 20, 1988 from Margaret S. Coles, unmarried, of record in Book 7549, Page 562, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 30, 2022, of record in Instrument No. 20220622-0071121, Register's Office for Davidson County, Tennessee, William S. Coles and Faye d Coles, married, conveyed subject property to William S. Coles and Faye D. Coles, Co-Trustees of The William S. Coles and Faye D. Coles Revocable Living Trust, a Trust created on May 30, 2022

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 10409020800.
2. All matters appearing on the Plan of record as Book 332, Page 141, Register's Office for Davidson County, Tennessee.