THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230845466**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $625,000.00. Affiant Subscribed and sworn to before me, this 18th day of August, 2023. Notary Public My Commission Expires: 05·21·2025

WHITNEY DUBOIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/21/2025
MAURY COUNTY

Karen Johnson Davidson County
Batch# 1040045 DEEDWARR
08/18/2023 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20230818-0064737

WARRANTY DEED

Address New Owner: Nancy Elizabeth Keil-Culbertson, an unmarried woman, and Margaret Ann Coleman, an unmarried woman. 206 Mayfair Road Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103 12 0 200.00

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, **Dawn P Sheehan, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nancy E. Keil-Culbertson, an unmarried woman, and Margaret A. Coleman, as Trustee of The Margaret A. Coleman Living Trust U/A dated September 23, 2022 joint tenants with rights of survivorship**, ("Grantees"), its successors, 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. 4 of Block "F" on the Plan of Cherokee Park, Section 1, as of record in Book 547, pages 169 and 170, Register's Office for said County.

Said Lot No. 4 fronts 60 feet on the Easterly side of Mayfair Road and runs back 156.18 feet on the Northerly line and 151.12 feet on the Southerly line to the center of a 10 foot public utilities easement and shows 60 feet on the rear line.

Being the same property conveyed to Pamela Allison Merrill, by Quitclaim Deed from Jean Gwosdof Merrill, of record in Book 5051, Page 396, in the Register's Office of Davidson County, Tennessee, dated July 26, 1976 and recorded on July 28, 1976. The said Pamela Allison Merrill died testate on February 23, 2011, devising the subject property to her husband, Brian John Harris. See Last Will and Testament recorded in Instrument No. 20230721-0056358 and Probate Case No. 11P746 filed in the Seventh Circuit Court Probate Division for Davidson County at Nashville, Tennessee. The said Brian John Harris also the same being person as B.J. Harris died testate on January 10, 2018, devising the subject property to Dawn P. Sheehan. See Last Will and Testament recorded in Instrument Nos. 20190226-0017280 and 20230721-0056359 and Probate Case No. 18P372 filed in the Seventh Circuit Court of Davidson County, Tennessee Probate Division.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cherokee Park, as recorded in Plat Book 547, Page(s) 169-170 .

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 735, Page 2.
No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 206 Mayfair Road Nashville TN 37205

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 18th day of August, 2023.

Dawn P Sheehan, Individually and as Executrix
of the Estate of BJ Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dawn P Sheehan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of August, 2023.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
December 8, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dawn P. Sheehan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the Estate of B.J. Harris, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of August, 2023.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
December 8, 2024

Certificate of Authenticity

I, Holly Ray, 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 8/18/23.

Date

Holly Ray

Affiant Signature

8/18/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of August, 2023.

Notary's Signature

My Commission Expires: 05.21.2025

Date

Notary's Seal (if on paper)

