This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1042004 DEEDWARR
08/24/2023 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20230824-0066112

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $380,000

Affiant Signature

Subscribed and sworn to before me on this the 31 day of July, 2023.

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:

Leslie Coffey, Rodney Coffey
629 Granwood Blvd
Old Hickory, TN 37138
SEND TAX BILLS TO:
Leslie Coffey, Rodney Coffey
New Owner

MAP AND PARCEL NUMBER: #14611007000

WARRANTY DEED

23NT00650

Effective the 31 Day of July, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Marvin W. Heath and wife, Ruth A. Heath

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Leslie Coffey, and Rodney Coffey, wife and husband

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson,** Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 183 on the Plat of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, page 405, as amended in Book 6900, page 550 thru 552 and corrected in Book 7462, page 445 and Book 8110, page 401, amended in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which said plan and reference is hereby made for a more complete and accurate legal description thereof.

Being the same property as conveyed to Marvin W. Heath and wife, Ruth A. Heath by Warranty Deed from Damon T. Hininger and Carrie L. Hininger dated 03/15/2001 recorded 03/19/2001 in as Document Number 20010319-0025918, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 629 Granwood Blvd, Old Hickory, TN 37138-4243

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31 day of July, 2023.

Marvin W. Heath
State of TN }
County of WILSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Marvin W. Heath,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Witness our hands this the 31 day of July, 2023.

Ruth A. Heath
State of TN }
County of WILSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ruth A. Heath**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Tennessee Certification of Electronic Document

I, Britney Garner 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 7/31/23 (date of document).

Affiant Signature

8/9/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9th of August, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025