Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-4004

Karen Johnson Davidson County
Batch# 1066460 DEEDWARR
10/31/2023 09:48:08 AM 2 pgs
Fees: $13.00 Taxes: $5,975.50

20231031-0084896

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of October 2023

Notary Public

Commission Expires: _____

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Scott Allan Cole 6314 Murray Lane Brentwood, TN 37027	New Owner	130-16-0-065.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **William A. Blue, Jr. and wife, Frances Estes Likis as tenants by the entirety (not tenants in common)** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Allan Cole, a married man** 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, State of Tennessee. Being Lot No. 1 on the Plan of Holmes Johnston's Subdivision on Tract 9, Tyne Meade, City of Forest Hills, Tennessee, recorded March 21, 1966 as of record in Plat Book 3842, Page 44, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Beginning at a monument on the easterly side of Everett Drive, City of Forest Hills, Tennessee, and running thence North 85 degrees 53 minutes West a distance of 298 feet to a monument; thence South 4 degrees 30 minutes West a distance of 199 feet to a monument thence South 85 degrees 30 minutes East a distance of 298 feet to a monument; thence North 4 degrees 30 minutes East a distance of 201 feet along the easterly margin of Everett Drive to a monument, which is the point of beginning.

Being the same property conveyed to Frances Likis and William A. Blue, both unmarried by Warranty Deed from Stephen Kelley Johnston and wife, Dianne McCord Johnston of record in Book 10920, page 420, Register's Office for Davidson County, Tennessee, dated April 24, 1998 and recorded on May 06, 1998.

Being the same property conveyed to J. Allen Reynolds III, Trustee by Quitclaim Deed from William A. Blue, Jr and Frances Likis, husband and wife of record in Instrument No. 20190116-0004469, Register's Office for Davidson County, Tennessee, dated January 15, 2019 and recorded on January 16, 2019 and within the same deed the said J. Allen Reynolds, III, Trustee conveyed his interest in the subject property to William A. Blue, Jr. and wife, Frances Estes Likis, as tenants by the entirety (and not tenants in common)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4530 Everett Drive, Nashville, TN 37215

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 so 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. 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.

Dated this the 30th day of October, 2023.

William A. Blue, Jr.

Frances Estes Likis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of October, 2023, before me personally appeared William A Blue, Jr. and Frances Estes Likis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of October, 2023.

Notary Signature
My commission expires:

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023