Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1069269 **DEEDWARR**
11/07/2023 10:46:18 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20231107-0087028

B-BR-23-326

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
326 Gun Club, LLC	**New Owner**	
(NAME)	(NAME)	**115-12-0-029.00**
2306 Cruzen St	**2306 Cruzen St.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville, TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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 of which is hereby acknowledged, **KELLY A. COYLE-COTY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **326 GUN CLUB, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of West Meade Village, Section "D" of record in Plat Book 2331, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Neal L. Coty and Kelly A. Coty, husband and wife by Warranty Deed from W.F. Moss Revocable Trust, Patricia Moss, Trustee of record in Instrument No. 20000814-0080329, Register's Office for Davidson County, Tennessee, dated July 31, 2000 and recorded on August 14, 2000.

Pursuant to Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, Docket Number 08D-2142, Neal L. Coty was divested of all right, title and interest in and to the subject property, and title was reinvested solely in Kelly A. Coyle-Coty.

Being the same property conveyed to Kelly A. Coyle-Coty by Quitclaim Deed from Neal L. Coty of record in Instrument No. 20090626-0059776, Register's Office for Davidson County, Tennessee, dated May 08, 2009 and recorded on June 26, 2009.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 36, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1473, Page 206 and Book 1783, Page 175, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **326 Gun Club Road, Nashville, Tennessee 37205**.

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 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 6th DAY OF NOVEMBER, 2023.

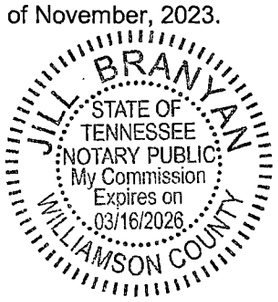
Kelly A. Coyle-Coty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLY A. COYLE-COTY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of November, 2023.

Notary Public
My Commission Expires: 03/16/26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212