WARRANTY DEED

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Y-BRE-24-811C-D

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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)
Healing Housing, Inc.	**Healing Housing, Inc.**	
(NAME)	(NAME)	
PO Box 2385	**PO Box 2385**	**103-01-3A-001.00 AND 103-01-3A-002.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Brentwood, TN 37027**	
(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, **GARY W. COGGINS, A MARRIED MAN AND JUSTIN COGGINS, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HEALING HOUSING, INC., A TENNESSEE NONPROFIT CORPORATION,** 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 Unit A and Unit B, on the Plan of Homes at 811 Watts Lane Lot 1, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20210630-0088572, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Gary W. Coggins and Justin Coggins by Warranty Deed from BEHG, LLC dated February 4, 2021 and recorded February 4, 2021 in Instrument No. 20210204-0016572, Register's Office of Davidson County, Tennessee.

Subject property having never been said grantors primary or marital residence.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 742 and Final Plat of Resubdivision of Lot 1 Plan of Maxwell Properties, of record as Instrument No. 20201228-0153702, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime with Private Elements of Homes at 811 Watts Lane Lot 1 of record in Instrument No. 20210630-0088572, Register's Office for Davidson County, Tennessee.

- Agreement for dedication of easement for sanitary sewer and/or storm drainage in Book 6618, Page 803, Register's Office of Davidson County, Tennessee.
- Driveway easement of record in Book 6828, Page 775, Register's Office of Davidson County, Tennessee.

This is **improved** property known as: **811C and 811D Watts Ln., Nashville, Tennessee 37209**.

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.

Karen Johnson Davidson County
Batch # 1112972 **DEEDWARR**
03/20/2024 10:12:37 AM 2 pgs
Fees: $13.00 Taxes: $4,921.00

20240320-0019177

Witness my/our hand(s) this the 18 DAY OF MARCH, 2024.

Gary W. Coggins

Justin Coggins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Logan Bell, an Online Notary Public, in and for said County and State, personally appeared before me by audio-video communication, **Gary W. Coggins,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes herein set forth.

Witness my hand and official seal, this the 18 of March, 2024.

Logan Bell
Notary Public
My Commission Expires: _____
(SEAL)

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC — STATE OF TENNESSEE

Logan Bell
Tennessee Notary Public
Online Notary Public
Cheatham County
Commission #: N/A
Commission Expires: 06/08/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN COGGINS, 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 18 of March, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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