WARRANTY DEED

Karen Johnson
Batch # 1116859
04/01/2024 10:41:36 AM
Fees: $13.00 Taxes: $1,332.00

Davidson County
DEEDWARR
2 pgs

20240401-0022239

G-MM-24-1501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires 05/05/2025 DAVIDSON COUNTY

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)
Matthew Lewis Coles and Alana Wortman Coles	**Mortgage Investors Group**	
(NAME)	(NAME)	
1501 Debow Street	**8320 East Walker Springs Lane**	**053-03-0-317.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37138	**Knoxville, TN 37923**	
(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, **JANE THOMPSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW LEWIS COLES AND ALANA WORTMAN COLES, HUSBAND AND WIFE,** 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:

Being Lots Nos. 201 and 207 on the Plan of Section C, Village of Old Hickory, of record in Bock 1424, Page 66, Registers Office for Davidson County, Tennessee, and also shown on a Revised Plat of certain lots in Section C and D, Village of Old Hickory, as of record in Book 1835, Page 52, said Register's Office. Said Lots Nos. 201 and 207 are described as beginning at a point In the Easterly margin of Debow Street, at the common corner of Lots 207 and 208; thence with the margin of said Street Northwardly 44.8 feet to the beginning of a curve; thence with said curve, Northeastwardly 15.7 feet to a point in the Southerly margin of Fifteenth Street; thence with the margin of said street Eastwardly 112 feet to the beginning of a curve; thence with said curve Southeastwardly 15.7 feet to a point in the Westerly margin of Dodson street, now a private road; thence with the margin of the same Southwardly 44.8 feet to the common corner of Lots 201 and 202; thence Westwardly along the line between lots 201 and 202, and continuing Westwardly along the line between Lots 207 and 208, in all 131.9 feet to the Easterly margin of Debow Street the point of beginning.

Being the same property conveyed to Jane Thompson, unmarried by Cash Deed for Tennessee Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20130219-0016577 Register's Office for Davidson County, Tennessee, dated February 19, 2013 and recorded on February 19, 2013.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1425, Page 66 and Book 1835, Page 52, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 69 and Plat Book 1835, Page 87, Register's Office for Davidson County, Tennessee.
- Utility, Telephone and Transmission Easements of record in Book 576, Page 664 and Book 735, Page 419, in the Register's Office for Davidson County, Tennessee.
- Easement for Right-of-Way of record in Book 626, Page 556, in the Register's Office for Davidson County, Tennessee.
- Easement for Right-of-Way for Telephone Lines of record in Book 662, Page 743, in the Register's Office for Davidson County, Tennessee.
- Easements and Right-of-Way of record in Book 1853, Page 281, 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: **1501 Debow Street, Nashville, Tennessee 37138**.

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 28th DAY OF MARCH, 2024.

Jane Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANE THOMPSON, 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 28th of March, 2024.

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

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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