Karen Johnson Davidson County
Batch # 1130653 DEEDWARR
05/03/2024 11:15:17 AM 2 pgs
Fees: $13.00 Taxes: $11,655.00
20240503-0032609

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240347266

STATE OF TENNESSE
COUNTY OF DAVIDS

The actual consideration or value, whichever is greater, for this transfer is: $3,150,000.00.

Tracey Perry
Affiant

Subscribed and sworn to before me, this 1st day of May, 2024.

Notary Public
My Commission Expires: 10/4/27

JODI JACKSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bradley D. Coburn and Elizabeth K. Coburn 4307A Iroquois Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 130 07 0 147.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sophoclis Pantelis Alexopoulos and Margaret Moira O' Connor, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bradley D. Coburn and Elizabeth K. Coburn, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 178C on the Plan of RE-SUBDIVISION, PARTS OF ROYAL OAKS of record in Plat Book 974, Page 4 & 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 178C fronts 100.00 feet on the Southwesterly margin of Iroquois Avenue and extends back 235.40 feet on the Northwesterly line and 231.15 feet on the Southeasterly line to a dead line in the rear, measuring 100.24 feet thereon.

Being the same property conveyed to Sophoclis Pantelis Alexopoulos and Margaret Moira O' Connor, husband and wife, by Warranty Deed from Jonathan G. W. Evans and Cynthia M. Evans, both unmarried, of record in Instrument No. 20170418-0037958, in the Register's Office of Davidson County, Tennessee, dated April 14, 2017, and recorded on April 18, 2017.

The execution of this instrument is affected by the signature of Sophoclis Pantelis Alexopoulos as Attorney-in-Fact for Margaret Moira O' Connor, which Power of Attorney is recorded in Instrument No. 20240503-0032608 Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2024 and thereafter, for tax parcel identification number 130 07 0 147.00, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RE-SUBDIVISION, PARTS OF ROYAL OAKS, as recorded in Plat Book 974, Page(s) 4 and 5.

This is improved property located at 4307A Iroquois Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of May, 2024.

Sophoclis Pantelis Alexopoulos by Margaret Moira O'Connor, as attorney-In-Fact

Sophoclis Pantelis Alexopoulos by Margaret Moira O' Connor, as Attorney-In-Fact

Margaret Moira O' Connor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, Margaret Moira O' Connor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the attorney-in-fact for Sophoclis Pantelis Alexopoulos and they are authorized by Sophoclis Pantelis Alexopoulos to execute this instrument on their behalf.

Witness my hand, at office, this 1st day of May, 2024.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026