Karen Johnson Davidson County
Batch# 1142478 DEEDWARR
06/03/2024 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20240603-0041355

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00 Affiant Subscribed and sworn to before me, this 29TH day of MAY, 2024. Notary Public My Commission Expires: 11/2/2026

WARRANTY DEED

Address New Owner: Thomas J. Coffey 603 Westboro Dr. Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No.____ 090-16-0-103.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JENNIFER GHANEM, AN UNMARRIED WOMAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **THOMAS J. COFFEY, UNMARRIED** ("Grantee"), Grantee's 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 Unit No. Unit 605A on the Plan of The Homes at 605 Westboro Drive, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220817-0093423, 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 the same property conveyed to Jennifer Ghanem, an unmarried woman, by Warranty Deed from Wallace L. Freeman, Jr., and Steve Freeman and Nan Lynch, and Jan Hutton and Joe Freeman, Devisees under the Will of Greta Sue Rauschenberger Freeman, dated May 23, 2022 and recorded June 9, 2022, of record in Instrument No. 20220609-0065879, Register's Office of Davidson County, Tennessee.**

This is improved property commonly known as: **603 Westboro Dr. Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 29 day of May, 2024.

JENNIFER GHANEM

STATE OF Tennessee)
)
COUNTY OF Dawson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JENNIFER GHANEM**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 29th day of May, 2024.

MELANIE SHOWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/29/2024 (date of document).

Affiant Signature

5/29/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL



202406030041355