Karen Johnson
Batch # 1143768
06/05/2024 02:35:32 PM
Fees: $13.00 Taxes: $1,694.60

Davidson County
DEEDWARR
2 pgs

20240605-0042159

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $458,000.00 Affiant Subscribed and sworn to before me, this the 3rd day of June, 2024. Notary Public My commission expires: 7/9/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-EXP-24-6217

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Wyatt Quintero Nicole Quintero	Bank of America, N.A.	017-00-0-121.00
6217 Lickton Pike	7105 Corporate Dr	
Goodlettsville, TN 37072	Plano, TX 75024	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARK BOLTON AND KELLY COUGHLIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WYATT QUINTERO AND NICOLE QUINTERO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point, in the center of Lower Walker Creek Road; thence with the center of Lower Walker Creek Road, North 37 degrees 30 minutes 00 seconds East 243.00 feet to the center of Lickton Pike; thence North 85 degrees 00 minutes 00 seconds West 272.00 feet; thence South 78 degrees 45 minutes 00 seconds West 235.00 feet; thence South 35 degrees 15 minutes 00 seconds West 357.10 feet; thence North 86 degrees 00 minutes 00 seconds West 257.00 feet; thence North 67 degrees 30 minutes 00 seconds West 145.00 feet; thence North 55 degrees 45 minutes 00 second West 42.00 feet to the point of beginning containing 3.04 acres more or less.

Being the same property conveyed to Mark Bolton, an unmarried man and Kelly Coughlin, an unmarried woman by Warranty Deed from Stephanie Miller, a married woman of record in Instrument No. 20190912-0092448 Register's Office for Davidson County, Tennessee, dated September 09, 2019 and recorded on September 12, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6217 Lickton Pike, Goodlettsville, TN 37072, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of June, 2024.

Mark Bolton

Kelly Coughlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark Bolton and Kelly Coughlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of June, 2024.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3.3.25