Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1162780
07/26/2024 10:39:02 AM
Fees: $13.00 Taxes: $3,700.00

Davidson County
DEEDWARR
2 pgs

20240726-0056585

Warranty Deed

HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00 Affiant Subscribed and sworn to before me, this the 25th day of July, 2024. Notary Public My commission expires:

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Roger Lewis Cole, Jr. and Sarah Ella Cole	Legacy Home Loans LLC DBA Steadfast Mortgage	104-15-0-435.00
2009 Beechwood Avenue	1036 Stearman Drive #6	
Nashville, TN 37212	White House, TN 37188	

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, **DONALD E. FLOW AND ROBBIN B. FLOW, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROGER LEWIS COLE, JR. AND SARAH ELLA COLE, 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, being Lot No. 14 on the Plan of Subdivision of The Estate of Daniel McIntyre, Sr., deceased of record in Plat Book 3, Page 30, in the Chancery Court for Davidson County, Tennessee.

Said Lot No. 14 fronts 60 feet on the Southerly side of Beechwood Avenue and runs back between parallel lines 150 feet to the line of the Re-Subdivision of T.W. Crutcher and Company's Subdivision of the Hostettler Property, of record in Book 843, page 71, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald E. Flow and Robbin B. Flow, husband and wife by Warranty Deed from Blair M. Gran and Tracey Gran, Trustees of the Gran Family Revocable Trust dated 15 March 2011 of record in Instrument No. 20200724-0081626 Register's Office for Davidson County, Tennessee, dated July 21, 2020 and recorded on July 24, 2020. Scrivener's Affidavit recorded May 23, 2024 in Instrument No. 20240523-0038422.

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 2009 Beechwood Avenue, Nashville, TN 37212, 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 25th day of July, 2024.

Donald E. Flow by Robbin B. Flow,
Donald E. Flow by Robbin B. Flow,
Attorney-In-Fact Attorney-in-fact

Robbin B. Flow
Robbin B. Flow

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 **Robbin B. Flow**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Donald E. Flow**, as Attorney-In-Fact, and acknowledged that he/she executed the same as the free act and deed of **Donald E. Flow**.

Witness my hand and seal this 25th day of July, 2024.

Notary Public

My Commission Expires:
3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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 **Robbin B. Flow**, 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 25th day of July, 2024.

Notary Public

My Commission Expires:
3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026