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

CRT File No. 240848703

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $499,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of September, 2024.

Notary Public
My Commission Expires: 03-16-26

Karen Johnson
Batch # 1185329
09/24/2024 11:22:30 AM
Fees: $13.00 Taxes: $1,846.30

Davidson County
DEEDWARR
2 pgs

20240924-0073996

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher Coelho and Christine Coelho 1717 Marsden Avenue Nashville TN 37216	New Owner	Tax Parcel ID No. 072-12-0-068.00

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, **Joseph G. Bradshaw and Lauren A. Bradshaw, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Christopher Coelho and Christine Coelho, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot Number 153 and the Easterly 8 feet of Lot Number 152 and the Westerly 3.5 feet of Lot Number 154 on the Plan of Riverside Drive Subdivision, as of record in Book 974, Pages 60 and 61, Register' s Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said lot and parts of lots adjoin and front together 61.5 feet on the Northerly side of Marsden Avenue and run back between parallel lines 150 feet, more or less, to a dead line.

Being the same property conveyed to JOSEPH G. BRADSHAW AND LAUREN A. BRADSHAW, HUSBAND AND WIFE, by deed from SEAN BREMNER AND MEGAN BREMNER, HUSBAND AND WIFE, of record in Instrument No. 20180516-0046578, dated May 11, 2018, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 072-12-0-068.00.

Matters shown on the Plan of record in Plat Book 974, pages 60 and 61, said Register's Office.

This is improved property located at 1717 Marsden Avenue Nashville TN 37216

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 20th day of September, 2024.

Joseph G. Bradshaw

Lauren A. Bradshaw

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph G. Bradshaw and Lauren A. Bradshaw, 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.

Witness my hand, at office, this 20th day of September, 2024.

Notary Public

My Commission Expires: _____

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