Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1282

Karen Johnson
Batch # 1197570
10/24/2024 09:56:36 AM
Fees: $13.00 Taxes: $12,987.00

Davidson County
DEEDWARR
2 pgs

20241024-0082628

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Angela Y. Poston-Williamson, and Charles D. Weaver, III, tenants in common** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicholas L. Coussoule, and Jane C. Coussoule, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, being Lot No. 16 on the Plan of Section 1, Hillwood Estates, of record in Book 1835, Page 117, Register's Office for said County.

Said Lot No. 16 fronts 106.8 feet on the northwesterly side of Price Circle Road and runs back 265 feet on the northeasterly line and 285 feet on the southwesterly line, to a line in the rear on which it measures 185 feet.

Being the same property conveyed to Angela Y. Poston-Williamson and Charles D. Weaver, III, tenants in common, by Quitclaim Deed from WeWill Holdiings, LLC, a Tennessee limited liability company dated December 2, 2022 of record in Instrument No. 20221202-0126311, Register's Office, Davidson County, Tennessee. The subject property has not been the residence of the Grantor nor the Grantors spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4506 Price Circle Road Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Nicholas L. Coussoule Jane C. Coussoule 4506 Price Circle Road Nashville, TN 37205	new owner	103-10-0-065.00

WITNESS ~~THE~~ EXECUTION HEREOF this 23rd day of October, 2024.

Angela Y. ~~Poston-~~Williamson

Charles D. Weaver, III

State of Tennessee)
County of Davidson)

On this 23rd day of October, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Angela Y. Poston-Williamson and Charles D. Weaver, III, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7/3/28

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 3,510,000.00.**

Nancy Enoch
Affiant

Sworn and subscribed before me on this the 23rd day of October, 2024.

Notary Public

My Commission Expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028