THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 24-4841
Parcel ID: 092-04-0-290

Property Address:
911 Warren Street, Nashville, TN 37208

Karen Johnson Davidson County
Batch# 1208957 DEEDWARR
11/27/2024 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20241127-0093038

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
New Owner

Address of New Owner:
Nicholas Bunfield
911 Warren St
Nashville, TN 37208

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **MATTHEW DATZ, an unmarried man, and BRIANNA A. COTTON, an unmarried woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **NICHOLAS BUNFIELD, an unmarried man,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

The land with all buildings and improvements thereon, situated said premises being further described as follows:

Being the Southerly half of Lot No. 21 on the plan of Holt's Addition to Nashville, of reocrf in Book 21, page 33, in the Register's Office for Davidson County, Tennessee. Said Southerly half of Lot No. 21 fronts 25 feet on the Westerly side of Warren, formerly Holt Street, and runs back between parallel lines 136 feet, more or less, to an alley.

Being the same property conveyed to MATTHEW DATZ, an unmarried man, and BRIANNA A. COTTON, an unmarried woman by Deed dated June 14, 2021 from NATHAN CARTER, an unmarried man, recorded June 21, 2021, in Instrument Number 20210621-0083196, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 911 Warren Street, Nashville, TN 37208.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. All matters on the Plan of record in Plat Book 21, page 33, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 25th day of November, 2024.

MATTHEW DATZ

BRIANNA A. COTTON

STATE OF Pennsylvania
COUNTY OF Philadelphia

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named MATTHEW DATZ, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that he, executed the within instrument for the purposes therein contained as his free act and deed.

WITNESS my hand and official seal this 25th day of November, 2024.

Commonwealth of Pennsylvania - Notary Seal
TAMMY HARDY - Notary Public
Bucks County
My Commission Expires April 13, 2026
Commission Number 1331221

Notary Public

My Commission Expires:
4-13-2026

STATE OF Pennsylvania
COUNTY OF Philadelphia

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named BRIANNA A. COTTON, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that she, executed the within instrument for the purposes therein contained as her free act and deed.

WITNESS my hand and official seal this 25th day of November, 2024.

Commonwealth of Pennsylvania - Notary Seal
TAMMY HARDY - Notary Public
Bucks County
My Commission Expires April 13, 2026
Commission Number 1331221

Notary Public

My Commission Expires:
4-13-2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $685,000.00.

Affiant

SWORN TO and subscribed before me on this 27 day of November, 2024.

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires:
9/15/27

Certificate of Authenticity

I, Joshua A. Terry, 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 11/25/24.

Affiant Signature – Joshua A. Terry

11/27/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/27/24.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON