This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-4883-AJ

Karen Johnson Davidson County
Batch# 1219033 DEEDWARR
12/26/2024 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20241226-0099641

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of December, 2024.

Notary Public
My Commission Expires: 7-18-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nicholas Coulter and Emily Coulter 1505A 61st Avenue North Nashville, TN 37209	NEW OWNER	091 02 4H 001.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Michael Edward Wiseman and Bethany Wiseman, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Emily Coulter and Nicholas Wyborny Coulter, wife and husband** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1505 61ST AVENUE NORTH HOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1505 61ST AVENUE NORTH HOMES, a Horizontal Property Regime, of record in Instrument Number 20160623-0064034 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Michael Wiseman and Bethany Wiseman, husband and wife, by Warranty Deed from Robert Leonard, a married man, of record in Instrument No. 20220511-0054097, in the Register's Office of Davidson County, Tennessee, dated April 28, 2022 and recorded on May 11, 2022.

This is improved property located at: **1505A 61st Avenue North, Nashville, TN 37209.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, inclusive of heirs and assigns, against the lawful claims of all persons

whomsoever. Whenever used, the singular number 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 December, 2024.

GRANTOR:

Michael Edward Wiseman

Bethany Wiseman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Edward Wiseman and Bethany Wiseman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of December, 2024.

Notary Public
My Commission expires: 1-8-2028

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Barbara McGinty, 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 12-23-2024.

Date

Affiant Signature

12-23-2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23RD day of December, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY