This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23743-AP

Karen Johnson Davidson County
Batch# 1235205 DEEDWARR
02/07/2025 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,978.50
20250207-0009345

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $805,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of February, 2025.

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/26/2028

Notary Public
My Commission Expires: 3/26/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kirby Miller Franzese Sean P. Vinett 2502 Eastland Ave Nashville, TN 37206	United Wholesale Mortgage, LLC PO Box 202028 Florence, SC 29502-2028	083-12-0E-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kyle Coghlan and Carly Overmyer N/K/A Carly Coghlan, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kirby Miller Franzese, an unmarried woman and Sean P. Vinett, an unmarried man, as joint tenants with right of survivorship**, 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:

Being a certain private element unit situated within Davidson County, Tennessee, and being further known as Unit B, together with the appurtenant common elements of the Homes at 2500 Eastland, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Homes at 2500 Eastland, a horizontal property regime with private elements, of record in Instrument No. 20151120-0118130; as amended in Instrument No. 20180326-0028304, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws attached as exhibit to said Declaration, as amended, for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration, as amended. Reference is hereby made to the site-plan of Homes at 2500 Eastland, attached as exhibit to said Declaration, as amended, the original plat of record in Book 2330, page 84, said Register's Office, for a more complete identification and placement of such Unit.

Being the same property conveyed to Kyle Coghlan and Carly Overmyer, as joint tenants with right of survivorship by Warranty Deed from SBE Partners, a Tennessee general partnership, dated April 20, 2018, recorded April 23, 2018, of record in Instrument No. 20180423-0037790, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2502 Eastland Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 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 GRANTEES, their 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 6th day of February, 2025.

GRANTOR:

Kyle Coghlan

Carly Coghlan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kyle Coghlan and Carly Coghlan, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of February, 2025.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

202502070009345

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 2/06/2025.

Affiant Signature

2/06/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 02/06/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY