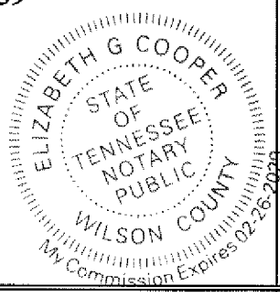
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250350439**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $625,000.00. Affiant Subscribed and sworn to before me, this 17th day of April, 2025. Notary Public My Commission Expires:



Karen Johnson Davidson County
Batch# 1261412 DEEDWARR
04/17/2025 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20250417-0029627

WARRANTY DEED

Address New Owner: Troy Anthony Coll 1205 Russell Street Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-13-0-019.00

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, **James P. Wrye, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Troy Anthony Coll, an unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lots 35 and 36 on the Plan of East Edgefield Addition of record in Plat Book 6200, Page 167, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 2 fronts 60 feet on the Northerly margin of Russell Street and extends back between parallel lines 100 feet to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to James P. Wrye, a single man by Warranty Deed from Amanda Raye Holman, an unmarried woman of record in Instrument No. 20201005-0114761 Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on October 05, 2020.

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.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6200, Page 167, Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Book 11165, Page 438, Register's Office for Davidson County, Tennessee and subsequent Order Authorizing Sale of Real Property and Overruling Objection and Clearing Easement, of record in Instrument No. 20110225-0015654, dated February 15, 2011 and recorded February 25, 2011 and Amended Order Authorizing Sale of Real Property and Overuling Objection and Clearing Easement, of record in Instrument No. 20110225-0015655, dated February 24, 2011 and recorded on February 25, 2011 in the Register's Office for Davidson County, Tennessee.

Exclusive Easement and Maintenance Agreement of record in Instrument Number 20110819-0064312, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1205 Russell Street Nashville TN 37206

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 warrants this instrument is effective as of the 17th day of April, 2025.

James P. Wrye

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James P. Wrye, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2025.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 25, 2026

Certificate of Authenticity

I, Ryan Lux, 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 **April 15, 2025**.

Date

Affiant Signature

April 15, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **15th** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

