THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8415-WE	COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 430,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF Apr., 2025. Notary Public MY COMMISSION EXPIRES February 21, 2027 (AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen Johnson
Batch # 1262829
04/21/2025 03 49 34 PM
Fees $13 00 Taxes $1,591 00
20250421-0030393

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
New Growth Properties, LLC	NEW OWNER	
445 Highway 46 South, Suite 29 #209		128-10-0-026.00
Dickson, TN 37055		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Retta Faye Coleman, single**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **New Growth Properties, LLC., a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Stacy Square, Section 2 of record in Plat Book 4175, Page 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rando W. Coleman and wife, Retta E. Coleman by Warranty Deed from Raymond H Roberts, and wife, Mattie Louise Roberts of record in Book 4390, page 134, Register's Office for Davidson County, Tennessee, dated December 22, 1969 and recorded on January 05, 1970.

Being the same property conveyed to Retta Faye Coleman single, subject to life estates retained by Rando W. Coleman and wife, Retta E. Coleman a/k/a Retta B. Coleman by Quitclaim Deed from Rando W. Coleman and wife, Retta E. Coleman of record in Book 7766, page 248, Register's Office for Davidson County, Tennessee, dated February 02, 1989 and recorded on February 03, 1989 and Re-record in Instrument No. 20050613-0067432.

Rando W. Coleman, also known as Rando Whyatt Coleman, died on August 25, 1998. Retta E. Coleman, also known as Retta B. Coleman and also known as Retta Faye Buchanan Coleman, died on February 1, 2010. Retta Faye Coleman, single is the daughter of Rando W. Coleman a/k/a Rando Whyatt Coleman and wife, Retta B. Coleman a/k/a Retta Faye Buchanan Coleman.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **7928 Stallion Drive, Nashville, TN 37221**

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. 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.

Witness our hands this the 18 day of April, 2025.

Retta Faye Coleman

Retta Faye Coleman

STATE OF Tennessee
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Retta Faye Coleman,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18 day of April, 2025.

My Commission expires: 1/11/26

K G Miller

Notary Public

KIMBERLY A MILLER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 01-11-2026