WARRANTY DEED

Karen Johnson Davidson County
Batch# 1264901 DEEDWARR
04/25/2025 08:13:30 AM 4 pgs
Fees: $23.00 Taxes: $1,117.40
20250425-0031784

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/22/2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leanne Kirby Dennis Kinyon	Leanne Kirby Dennis Kinyon	086 14 0C 022.00
(NAME) 3911 Dodson Chapel, Unit 22	(NAME) 3911 Dodson Chapel Unit 22	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Tyler Coggin and Emily Coggin, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Leanne Kirby, unmarried and Dennis Kinyon, married, as tenants in common with rights of survivorship,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 22 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, as of record in Instrument No. 20011005-0108857, amended in Instrument 20170524-0051721, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tyler Coggin, unmarried man by Warranty Deed from Robert Bruce Bonner and Ralph Edward Bonner and Deborah Jane Bonner and Patricia Ann Bonner, dated 09/01/2022, of record in Instrument No. 20220906-0099930, Register's Office for Davidson County, Tennessee.

The said Tyler Coggin having since married Emily Coggin who joins in this conveyance to convey any interest she may have in said property.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

NotaryCam Doc ID: 90b8801b-0241-4784-bc56-07e633b42e00

unimproved ☐

This is improved ☒ 3911 Dodson Chapel, Unit 22, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 24 day of April, 2025.

Tyler Coggin

Tyler Coggin

State of Florida
County of Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tyler Coggin**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

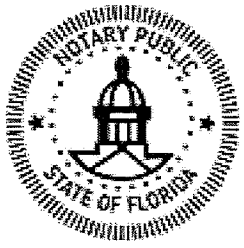
Witness my hand and Official seal this 24 day of April, 2025.

Graig Raoul

Graig Raoul

Notary Public:

My Commission Expires: 6/8/2028



Graig Raoul
Commission No. HH526302
Expires: June 08, 2028
Notary Public-State of Florida

NotaryCam Doc ID: 0f82da2f-455a-4a8a-9355-8ad43b3f343b Completed via Remote Online Notarization using 2 way Audio/Video technology.

202504250031784

Effective the 24th day of April, 2025.

Emily Coggin

Emily Coggin

State of Florida
County of Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Emily Coggin**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24 day of April, 2025.

Graig Raoul

Graig Raoul

Notary Public:

My Commission Expires: 6/8/2028

NOTARY PUBLIC STATE OF FLORIDA

Graig Raoul
Commission No. HH526302
Expires: June 08, 2028
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RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

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CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 24, 2025.

Lissa Groom
Affiant
Date: April 24,2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 24 day of April, 20 25

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON