WARRANTY DEED

(SEAL)

ALEXIS CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
COMMISSION EXPIRES 3-21-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

Karen Johnson Davidson County
Batch# 1265116 DEEDWARR
04/25/2025 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20250425-0032108

File #25-TC-1208-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Diane M. Coon and Michael A. Coon	**Bank of America, N.A.**	
(NAME)	(NAME)	
509 Acacia Avenue	**4500 Amon Carter Boulevard, TX2-979-01-02**	**083 09 0 168.00**
(ADDRESS)	(ADDRESS)	
Newport Beach, CA 92625	**Fort Worth, TX 76155**	
(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 consideration, the receipt of which is hereby acknowledged,

BEAU L. DUDLEY AND STACY S. DUDLEY, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DIANE M. COON AND MICHAEL A. COON, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3 on the Plan of EAST EDGEFIELD of record in Plat Book 21, Page 147, 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 Beau L. Dudley and Stacy S. Dudley, Husband and Wife, by Warranty Deed from Nashville Redefined, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180328-0028933, in the Register's Office of Davidson County, Tennessee, dated March 20, 2018, and recorded on March 28, 2018.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EAST EDGEFIELD, as recorded in Plat Book 21, Page(s) 147.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1208 Woodland Street, Nashville, TN 37206.

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), their heirs and 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), 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 my/our hand(s) this the 24th day of April, 2025.

Beau L. Dudley

Stacy S. Dudley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of April, 2025, before me personally appeared Beau L. Dudley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of April, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of April, 2025, before me personally appeared Stacy S. Dudley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of April, 2025.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

True Copy Certification

I, **Tonya Cherry,** 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 this the 24 day of April, 2025.

Affiant Signature
Date 4-24-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24 day of April, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028