This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-6109-AP

Karen Johnson Davidson County
Batch# 1278407 DEEDWARR
05/28/2025 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,246.90
20250528-0041768

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $337,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of May, 2025.

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/20/2028

Notary Public
My Commission Expires: 3/20/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Coordination Plus, LLC PO Box 160591 Nashville, TN 37216	New Owner	090-16-0-222

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Richard A. Ferreira, an unmarried man** (individually and/or collectively, "Grantor"), transfer and convey unto **Coordination Plus, LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 491, Section Seven, Charlotte Park, according to survey and plat of same appearing of record in Book 2663, page 122, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lots.

Being the same property conveyed to Richard A. Ferreira, an unmarried person by Warranty Deed from Harry E. Villines, Jr. and wife, Benita Villines, dated May 24, 2005, recorded May 25, 2005, of record in Instrument No. 20050525-0058934, Register's Office for Davidson County, Tennessee.

This is improved property located at: **414 Achievement Drive, Nashville, TN 37209**

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 the 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 Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, 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 27th day of May, 2025.

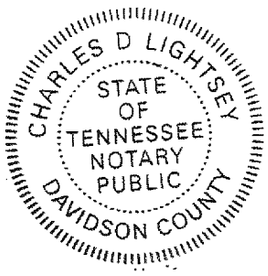
GRANTOR:

Richard A. Ferreira

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard A. Ferreira, 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 he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of May, 2025.



Notary Public
My Commission expires: 3/3/26

202505280041768

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 05/27/2025.

Affiant Signature

05/27/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 05/27/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

