Karen Johnson Davidson County
Batch # 1283537 DEEDWARR
06/09/2025 02:00:16 PM 3 pgs
Fees: $18.00 Taxes: $4,710.10
20250609-0045205

WARRANTY DEED

THIS INDENTURE, made and entered into as of the **4th day of June, 2025**, by and between **Coleman Breland and Katherine Breland, husband and wife,** party of the first part, and **Andrew Hunter Thornton and Alexandra Orta Lynn, as joint tenants with full right of survivorship,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of Tennessee:

> Land in Davidson County, Tennessee, Being Lot 16, Block 3, W. V. Davidson's Hillsboro Highlands Sections 2 and 3, as shown on plat of record in Plat Book 843, Page 23, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Coleman Breland and Katherine Breland by deed of record under Instrument Number 20201104-0129156 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT

> 2025 **Davidson** County real estate taxes, which the party of the second part hereby assumes and agrees to pay; and Subdivision Restrictions, Building Lines and Easements of record in Plat Book 843, Page 23, in the aforesaid Register's Office;

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Coleman Breland

Katherine Breland

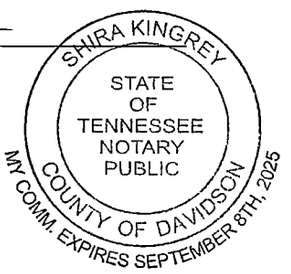
STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Coleman Breland and Katherine Breland to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

WITNESS my hand and Notarial Seal at office this **June** 3rd**, 2025.**

Notary Public

My commission expires: 9/8/25



STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $1,273,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 5th day of June 2025.

Notary Public

My commission expires: Aug 17, 2025

KRISTINE L. TIONGCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

Property address:
3000 23rd Avenue South
Nashville, TN 37215

Prepared by & return to:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
F110731095

Property owner:
Andrew Hunter Thornton & Alexandra Orta Lynn
3000 23rd Avenue South
Nashville, TN 37215

Tax ID number:
117-02-0-174

Mail tax bills to:
Andrew Hunter Thornton & Alexandra Orta Lynn
3000 23rd Avenue South
Nashville, TN 37215