Karen Johnson Davidson County Batch# 1291389 DEEDWARR 06/27/2025 01:05:30 PM 3 pgs Fees: $18.00 Taxes: $2,775.00 20250627-0050884	STATE OF TENNESSEE COUNTY OF **Davidson** The actual consideration or value, whichever is greater, for this transfer is $750,000.00 Affiant Subscribed and sworn to before me, this the 27 day of June, 2025 Notary Public My Commission Expires: _____ (AFFIX SEAL)

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Eran Erez and Avital Erez	**Guild Mortgage Company LLC**	119-14-0-005.00
2003 Galbraith Drive, #B	**PO Box 818009**	
Nashville, TN 37215	**Cleveland, OH, 44181**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we,

Thomas Clark Coogan and Hannah Trainer Coogan, a married couple

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eran Erez and Avital Erez, husband and wife

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. 30, Block "E" on the Plan of Woodbine Courts, Part Two, not of record. Said Lot No. 30 fronts 75 feet on the southerly side of Collier Avenue and runs back between parallel lines 155.5 feet to a dead line.

BEING the same property conveyed to Thomas Clark Coogan AKA Thomas Coogan and Hannah Trainer Coogan AKA Hannah T. Coogan, a married couple, by Warranty Deed from Hart & Home, LLC, dated 3/4/2022 and recorded 3/15/2022 in Instrument No. 20220315-0029913, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 267 Collier Avenue, Nashville, TN 37211

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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 my/our hand(s) this 26th day of June, 2025

Thomas Clark Coogan

Hannah Trainer Coogan

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson TN

On this 26th day of June, 2025, before me personally appeared Thomas Clark Coogan and Hannah Trainer Coogan, 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.

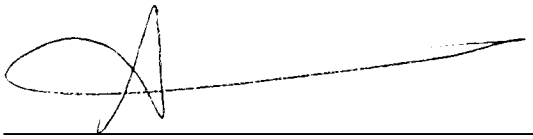
Witness my hand, at office, this 26th day of June, 2025.

Notary Signature
My commission expires:



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 **June 26, 2025**.



Affiant Signature — Date: **06/27/2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **June 27, 2025**.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal