RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1297049
07/14/2025 09 04 43 AM
Fees $13 00 Taxes $3,885 00

Davidson County
DEEDWARR
2 pgs

20250714-0055104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF July, 20 25

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MICHELLE OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 8/5/2028

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4300 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John William Coles IV	Same as Owner	
(NAME)	(NAME)	132-07-0-039.00
4315 Morriswood Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **FAULKNER HOLDINGS GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN WILLIAM COLES IV, UNMARRIED MAN,** 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. 45 on the Plan of Southmeade of record in Book 1835, Page 118 and 119, Register's Office for said County.

Said Lot No. 45 fronts 203.6 feet in the broken Westerly margin of Morriswood Drive and extends back 254.5 feet on the Northerly line and 267.4 feet on the Southerly line to a dead line in the rear, measuring 155.00 feet thereon.

Being the same property conveyed to Jay Tyler Faulkner and Rachel Faulkner, a married couple by General Warranty Deed from John Paulley, a married man and Tricia Paulley, a married woman of record in Instrument No. 20211112-0150998 Register's Office for Davidson County, Tennessee, dated October 12, 2021 and recorded on November 12, 2021.

Being the same property conveyed to Faulkner Holdings Group, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Jay Tyler Faulkner and Rachel Faulkner, a married couple of record in Instrument No. 20220824-0095724 Register's Office for Davidson County, Tennessee, dated August 23, 2022 and recorded on August 24, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

JW2025-896

unimproved _
This is improved x property, known as 4315 Morriswood Dr. Nashville, TN 37204
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 hand this 11th day of July, 2025

FAULKNER HOLDINGS GROUP LLC

BY _____

JAY T. FAULKNER, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Jay T Faulkner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Faulkner Holdings Group, LLC, and that he as such Member of Faulkner Holdings Group, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of Faulkner Holdings Group, LLC.

Witness my hand and official seal this 11th day of July, 2025.

Commission expires.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public

JW2025-896