WARRANTY DEED

Karen Johnson
Batch # 1297081
07/14/2025 09 36 45 AM
Fees $13 00 Taxes $1,739 00

Davidson County
DEEDWARR
2 pgs

20250714-0055145

G-C-25-307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES 10-4-27
(AFFIX SEAL)

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Jaymes Batten and Sydney Elizabeth Simmons		
(NAME)	(NAME)	
307 Edwin Street	New Owner	**071-07-0-214 00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **CHANCE COULTER AND HANNAH COULTER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAYMES BATTEN AND SYDNEY ELIZABETH SIMMONS, HUSBAND AND WIFE,** 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 the Easterly 50 feet of Lot No 24 on the Plan of Trinity Heights as of record in Plat Book 332, Page 4, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description

Said part of Lot 24 fronts 50 feet on the Northerly side of Edwin Avenue and extends back between parallel lines 166 feet to an alley

Being the same property conveyed to Chance Coulter, unmarried by Warranty Deed from Cherrill Green, unmarried of record in Instrument No 20151207-0122820 Register's Office for Davidson County, Tennessee, dated December 03, 2015 and recorded on December 07, 2015

Chance Coulter having since married Hannah Coulter joins in the execution of this Warranty Deed to convey any and all marital interest she may have to said property

This conveyance is subject to
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 332, Page 4, Register's Office for Davidson County, Tennessee
- Right-of-Way of Edwin Street and an alley
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **307 Edwin Street, Nashville, Tennessee 37207**

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

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

Witness my/our hand(s) this the 10th DAY OF JULY, 2025

Chance Coulter

Hannah Coulter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHANCE COULTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 10th of July, 2025

Notary Public
My Commission Expires 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HANNAH COULTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 10th of July, 2025

Notary Public
My Commission Expires 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
January 22 2029
COUNTY OF DAVIDSON

RETURN TO:
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