Karen Johnson
Batch # 1297609
07/14/2025 03 41 55 PM
Fees $13 00 Taxes $3,145 00

Davidson County
DEEDWARR
2 pgs

20250714-0055415

WARRANTY DEED

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $850,000 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/11/2025

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 118 Saundersville Road
Hendersonville, TN 37075
file # 3697-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Chance B. Coulter and Hannah Y. Coulter	Same as New Owner	061-15-0-377 00
3802 Kingswood Avenue		
Nashville, TN 37216		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Elizabeth L. Zinke, a single woman

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

Chance B. Coulter and Hannah Y. Coulter, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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 the northerly 25 feet of Lot 269 and the southerly 25 feet of Lot 270 on the Plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County, to which reference is hereby made for a more complete and accurate description

Said parts of Lots 269 and 270 front together 50 feet on the easterly side of Kingswood Avenue, formerly "B" Street, and run back between parallel lines 207 4 feet to a dead line.

Being the same property conveyed to Elizabeth L Zinke, a single woman by Warranty Deed from Taeid Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220901-0098440 Register's Office for Davidson County, Tennessee, dated August 15, 2022 and recorded on September 01, 2022

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE

This is property known as 3802 Kingswood Avenue Nashville, TN 37216

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 that we are 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 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 on July 11, 2025

Elizabeth L Zinke

Elizabeth L Zinke

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me by means of online notarization, a Notary Public of said County and State, **Elizabeth L. Zinke**, the within named grantor(s), with [ ] whom I am personally acquainted or [X] who has produced Drivers License _____ as identification to me, on the basis of satisfactory evidence and who acknowledged executing the within instrument for the purposes therein contained

Witness my hand and official seal, this July 11, 2025

Notary Public Amber-Renee Rose

My Commission Expires 05/09/2026_____

File # 3697-25NASH-TN
RECORD & RETURN TO
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027

AMBER RENEE ROSE
Notary Public - State of Florida
Commission # HH231382
Expires on May 9 2026

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-C-25-3802

Notarized remotely online using communication technology via Proof

Certificate of Authenticity

I, **John Gleaves** 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 July 11, 2025

Affiant Signature July 14, 2025

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 14th day of July, 2025