WARRANTY DEED

Prepared by.
Record and Return To
Chapman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd , Suite 130
Nashville, TN 37215

File #25-TL-1111-A

(SEAL)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July 2025

Notary Public
MY COMMISSION EXPIRES _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson
Batch # 1297788
07/15/2025 10 15 32 AM
Fees $13 00 Taxes $2,183 00

Davidson County
DEEDWARR
2 pgs

20250715-0055662

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Jason B. Casey, Trustee of Sisters3 Irrevocable Trust dated October 29, 2024	New Owner	
(NAME)	(NAME)	**083 01 0G 002.00**
3927 Kimpalong Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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,

MARY A. COLEMAN, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JASON B. CASEY, TRUSTEE OF SISTERS3 IRREVOCABLE TRUST DATED OCTOBER 29, 2024,

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 situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1111 MCKENNIE AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS of record at Instrument No. 20150318-0023468, as amended in Instrument No 20170127-0009259, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property

Being the same property conveyed to Mary A Coleman, an unmarried woman, by Warranty Deed from Mojo Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No 20170519-0049907, in the Register's Office of Davidson County, Tennessee, dated May 17, 2017 and recorded on May 19, 2017

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of EASTLAND BAPTIST CHURCH SUBDIVISION, as recorded in Plat Book 421, Page 155
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20150318-0023468, Amendment recorded in Instrument No 20170127-0009259
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1111 A McKennie Avenue, Nashville, TN 37206**.

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

Witness my/our hand(s) this the 11th day of July, 2025

Mary A Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of July, 2025, before me personally appeared Mary A. Coleman, 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 11th day of July, 2025

Notary Signature
My commission expires

