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

This Instrument Prepared By and Returned To

Concord Title
3000 Meridian Blvd
Ste. 140
Franklin, TN 37067
File No 202510473

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$759,000 00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale

AMB
Affiant

Sworn to and subscribed before me this 15th day of July 2025

Notary Public
My Commission Expires

Karen Johnson
Batch # 1298402
07/17/2025 10 18 09 AM
Fees $13 00 Taxes $2,808 30

Davidson County
DEEDWARR
2 pgs

20250717-0056437

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

WARRANTY DEED

THIS INDENTURE, made this 15th day of July 2025, among:

ANDREW MICHAEL COLE AND TIFFANY LOUISE COLE, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ELLEN MALLERNEE, UNMARRIED, AND ANDREW BURD, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**")

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises"

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Resubdivision Lots 62-64, on the Plan of Bluefields, of record in Instrument No. 20050216-0017691, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Andrew Cole and wife, Maria Teresa Prudente de Aquino by deed from Jennifer A. Spence, unmarried, dated October 7, 2016, of record in Instrument No. 20161012-0107844, Register's Office for Davidson County, Tennessee. The property was further conveyed to Andrew Cole by deed from Maria Teresa Prudente de Aquino, dated April 28, 2017, of record in Instrument No. 20171027-0110489, said Register's Office. Further conveyed to Tiffany Louise Vaughan by deed from Andrew Michael Cole, dated November 28, 2017, of record in Instrument No. 20171129-0121540, said Register's Office. And, further conveyed to Andrew Michael Cole, married by deed from Tiffany Louise (Vaughan) Cole, married, dated May 12, 2020, of record in Instrument No. 20200512-0049067, said Register's Office. The said Tiffany Louise Cole joins in the execution of this instrument to convey any marital interest she may have in the property. Power of Attorney of record in Instrument No. 20250709-0053995 Registers Office for Davidson County, Tennessee.

Being also known as 207 Cumberland Circle, Nashville, TN 37214.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Andrew Michael Cole by TLC, his attorney-in-fact

Andrew Michael Cole by Tiffany Louise Cole, his attorney-in-fact

Tiffany Louise Cole

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Tiffany Louise Cole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, individually and, being authorized to do so, did execute this instrument as the free act and deed of the said Andrew Michael Cole as his attorney in fact.

Witness my hand and official seal this 8th day of July 2025

Notary Public
My Commission Expires. _____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: Ellen Mallernee and Andrew Burd
Address: 207 Cumberland Circle
City, State, Zip: Nashville, TN 37214

Responsible Party For Taxes:

Name: NEW OWNER
Address: _____
City, State, Zip: _____

Tax ID: 096-01-124.00