WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Lynn J Ballard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2025.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 11-08-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Deborah Cole	Deborah Cole	072-07-0-129.00
(NAME)	(NAME)	
3108 Oxford Street	3109 Oxford Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1331076 DEEDWARR
10/07/2025 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20251007-0079881

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, I/we Rebecca Haskins, a married woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Deborah Cole, unmarried, hereinafter called the GRANTEE(S), his/her/their 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 westerly part of Lot No. 4, Block "A" on the Plan of R. M. Dudley's Subdivision of record in Plat Book 974, Page 8, in the Register's Office for Davidson County, Tennessee, and being further described as follows:

Beginning on the easterly margin of Oxford Avenue at the corner of Lot Nos. 3 & 4, thence with the line between said two lots, easterly 180 feet to an iron pin; thence northerly 80 feet to an iron pin on the southerly line of Lot No. 5; thence with said line westerly 170 feet to the easterly margin of Oxford Avenue; thence with said Avenue, southerly 100 feet to the beginning.

Being the same property conveyed to Rebecca Haskins, a married woman by Warranty Deed from Mable Anita Brandon, unmarried and Shinetta Renee Berry, unmarried, dated 02/27/2019, of record in Instrument No. 20190228-0018240, Register's Office for Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor or his/her spouse.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☒

This is improved ☐ 3108 Oxford Street, Nashville, TN 37216
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 3rd day of October, 2025.

Rebecca Haskins

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca Haskins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of October, 2025.

Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 10/6/25.

Affiant
Date: 10/6/25

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 6th day of October, 2025

Notary Public

My Commission Expires: 11/8/28

