WARRANTY DEED

Karen Johnson
Batch # 1335438
10/17/2025 01 23 30 PM
Fees $33 00 Taxes $962 00

Davidson County
DEEDWARR
6 pgs

20251017-0082986

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

W-BRE-25-251

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES 03-16-26

(AFFIX SEAL)

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)
Taylor D. Coffee	**The Loan Store Inc**	
(NAME)	(NAME)	**122-01-0A-372 00-CO**
106 Walton Ct	**6340 N. Campbell Ave. Suite 100**	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	**Tucson, AZ 85718**	
(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, **LORRAINE S. DEETS AND LINDA A. BOONE AND MICHAEL L. HOWARD AND LISA M HOWARD AND KATHLEEN A. SHIPLEY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAYLOR D. COFFEE, AN UNMARRIED MAN,** 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 Unit No 38 in Woodland Point, Phase 9, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No 20020725-0089575, said Register's Office (the "First Supplement and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point Phase IX, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at page 6 thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made part hereof the same as though copied herein

Being the same property conveyed to Richard L Howard by Warranty Deed from Ole South Properties, Inc of record in Instrument No 20030904-0128907 Register's Office for Davidson County, Tennessee, dated August 22, 2003 and recorded on September 4, 2003

The said Richard L Howard died intestate on April 19, 2025 His interest in the subject property vested at death in Lorraine S Deets, Linda A Boone, Michael L Howard, Lisa M Howard, and Kathleen A Shipley, his sole heirs at law, as evidenced by Affidavit of Heirship recorded in Instrument No 20250915-0073223 in aforementioned Register's Office

This conveyance is subject to
- Taxes for the year 2026 and subsequent years
- All matters shown on the Plan of record in Plat Book 11700, Page 66, Register's Office for Davidson County, Tennessee
- All matters shown on the Plan of record in Instrument No 200007130069314, Register's Office for Davidson County, Tennessee
- All matters shown on the Plan of Woodland Point, Phase I of record in Instrument No 20010404-0032685, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Instrument No 200006070056981, Instrument No 200007110068562, Instrument No 20001011-0101044, Instrument No 20010510-0048792 and Instrument

No 20020725-0089575 and 20020904-0107261 Register's Office for Davidson County, Tennessee
• Easement for Right of Way of record in Book 8332, Page 982, in the Register's Office for Davidson County, Tennessee
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No 20000419-0039023, in the Register's Office for Davidson County, Tennessee
• Storm Water Detention Agreement of record in Instrument Number 20030611-0080534, in the Register's Office for Davidson County, Tennessee
• Grant of Easement of record in Instrument Number 20180611-0055673, in the Register's Office for Davidson County, Tennessee
• Landscape Agreement of record in Instrument No 20000612-0058346, in the Register's Office for Davidson County, Tennessee
• Storm Water Detention Agreement of record in Instrument No 20010124-0007201, in the Register's Office for Davidson County, Tennessee
• Charter of Woodland Point Homeowner's Association, Inc of record in Instrument No 20001013-0102000, Instrument No 20020222-0022862, Instrument No 20020222-0022863 and Instrument No 20040402-0037348, in the Register's Office for Davidson County, Tennessee
• By-Laws of Woodland Point Homeowner's Association, Inc. of record in Instrument No 20040615-0070768, Instrument No 20080104-0001237, Instrument No 20080521-0052236, Instrument No 20090121-0005240, Instrument No 20120518-0043315 and Instrument No 20130626-0065791 in the Register's Office for Davidson County, Tennessee
• Deed conveying the common area to Woodland Pointe Townhouse Corporation of record in Instrument No 20110328-0023393 and 20001205-0119722 in the Register's Office for Davidson County, Tennessee
• Common Area of record in Instrument Number 20001205-0119722, in the Register's Office for Davidson County, Tennessee
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **251 Buck Run Dr, Nashville, Tennessee 37214**.

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 14th DAY OF OCTOBER, 2025

Lorraine S. Deets

Lorraine S Deets

Linda A. Boone

Linda A Boone

Michael L Howard

Lisa M Howard

Kathleen A Shipley

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORRAINE S DEETS, 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 14th of October, 2025

Notarized online using audio-video communication

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA A BOONE, 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 14th of October, 2025

Notarized online using audio-video communication

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL L HOWARD, 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 14th of October, 2025

Notary Public
My Commission Expires _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA M HOWARD, 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 14th of October, 2025

Witness my/our hand(s) this the 14th DAY OF OCTOBER, 2025

Lorraine S Deets

Linda A Boone

Michael L. Howard

Michael L Howard

Lisa M. Howard

Lisa M Howard

Kathleen A Shipley

Kathleen A Shipley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORRAINE S DEETS, 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 14th of October, 2025

Notary Public
My Commission Expires _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA A BOONE, 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 14th of October, 2025

Notary Public
My Commission Expires _____
(SEAL)

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL L HOWARD, 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 14th of October, 2025

Notarized online using audio-video communication

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA M HOWARD, 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 14th of October, 2025

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

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Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLEEN A SHIPLEY, 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 14th of October, 2025

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Kara Wall, do hereby make oath that I am a licensed attorney and/or 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 10/15/25 and 10/14/25.

Date

Affiant Signature

10/15/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of OCTOBER, 2025.

Notary's Signature

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

My Commission Expires: 05/08/28

Date

Notary's Seal (if on paper)