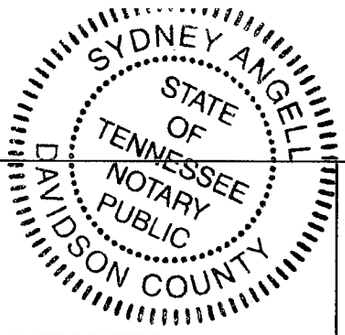


Karen Johnson Davidson County
Batch# 1349822 DEEDWARR
11/21/2025 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,301.40
20251121-0093272

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $622,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2025.

(Affix Seal) Notary Public

My Commission Expires: 3-20-28

McCord-Denning-T25-118

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
201A Molly Walton Drive
Hendersonville, TN 37075 (615)264-8709

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Kristin McCord-Denning	Old National Bank	069.03-0-118.00
4111 West Hamilton Road	One Main St.	
Nashville, TN 37218	Evansville, IN 47708	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Shawn Derek Coyle, a single man**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Kristin McCord-Denning, a married woman**, hereinafter called the Grantee, their heirs 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 Lot No. 112 on the Plan of Enchanted Hills, Section 2 of record in Plat Book 3700, Page 27, and amended in Book 3964, Page 387, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shawn Derek Coyle, a single man by deed from Dune Baydoun, a single person of record in Instrument No. 202002070014665, recorded on 02/07/2020, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

unimproved ☐
This is improved ☑ Property known as: **4111 West Hamilton Road, Nashville, TN 37218**

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, their heirs and assigns forever; and we, the GRANTOR, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 17 day of Nov, 2025.

Shawn Derek Coyle

STATE OF TN

County OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Shawn Derek Coyle, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 17 day of Nov, 2025.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 11/17/25. (date of document).

Affiant Signature

11-21-25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of Nov., 2025

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

