WARRANTY DEED

Karen Johnson Davidson County
Batch# 1381967 DEEDWARR
02/17/2026 03:41:30 PM 4 pgs
Fees: $23.00 Taxes: $2,071.63
20260217-0012613

LL-REHL-25-561

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $559,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/15/28 (AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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)
Cody Coomes and Katie Coomes	New Owners	
(NAME)	(NAME)	**141-05-0A-292.00-CO**
561 Wolfeboro Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **ANNA E. WHINNERY AND COLIN WHINNERY, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHERINE DEPRIEST COOMES AND CODY COOMES, WIFE AND HUSBAND,** 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 Lot No. 292 on the Plan of Final Plat Avondale Park Phase 2, Section 2A of record in Plat at Instrument No. 20110208-0011106, 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 Anna E. Whinnery and Colin Whinnery, wife and husband by Warranty Deed from Lauren Todd Ganem and husband, Paul Ganem of record in Instrument No. 20180430-0040567 Register's Office for Davidson County, Tennessee, dated April 26, 2018 and recorded on April 30, 2018.

This conveyance is subject to:
- Taxes for the year 2025, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record as Instrument Number 20110208-0011106, and Plat Book 4300, Page 49, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20081203-0117452, as amended in Instrument No. 20090331-0028791, Instrument No. 20101223-0102254, and Instrument No. 20190313-0023161, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter for Homeowners Association of record in Instrument No. 20081203-0117350, Register's Office for Davidson County, Tennessee.
- Access Easement Agreement of record in Instrument No. 20041207-0145662, Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement in favor of Untited states of America a permanent of record in Instrument No. 20060110-0003857, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20040204-0013639, Instrument No. 20040204-0013640, Instrument No. 20080818-0084836 and Instrument No. 20040204-0013641, Register's Office for Davidson County, Tennessee.
- Resolution Regarding Abandonment of Easement Rights of record in Instrument Number 20080826-0087638, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in favor of Metropolitan Government of Nashville and Davidson county Tennessee of record in Instrument No. 20090814-0076610, Register's Office for Davidson County, Tennessee.
- Permanent Easement Agreement of record in Instrument Number 20090707-0063325, in the Register's Office for Davidson County, Tennessee.
- Easement for Right-of-Way of record in Book 787, Page 7, Register's Office for Davidson County, Tennessee.

- Agreement for Dedication of Easement for Sewer Line, of record in Book 7601, Page 400, Register's Office for Davidson County, Tennessee.
- Easement and Right-of-Way of record in Book 4193, Page 903, Register's Office for Davidson County, Tennessee.
- Easement for water line granted by Rodgers Properties, Inc. (formerly J.M.R. Development Co.), to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, Page 832, Register's Office for Davidson County, Tennessee.
- Easement by way of Judgment of record in Book 4273, Page 280, Register's Office for Davidson County, Tennessee.
- Deed to USA of record in Book 4118, Page 694, and Book 4228, Page 635, Register's Office for Davidson County, Tennessee.
- Right-of-Way of record in Book 341, Pages 277, Book 350, Page 371, Book 362, Page 561, and Book 513, Page 396, Register's Office for Davidson County, Tennessee.
- Easements as described in that deed of record in Book 10748, Page 876, Register's Office of Davidson County, Tennessee.
- Advertising Space Lease to Lamar Corporation in Book 6078, Page 619, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictive Covenants of record in Instrument No. 20020821-0100879, Register's Office for Davidson County, Tennessee.
- Abstract of Suit of record in Instrument No. 20021017-0127902, Register's Office for Davidson County, Tennessee.
- Memorandum of Lease Agreement to National Advertising Company in Book 10023, Page 638, Register's Office for Davidson County, Tennessee.
- Advertising Space Lease of record in Book 4494, Page 882, in the Register's Office for Davidson County, Tennessee.
- Easement for Water Main of record in Book 840, Page 540, and Book 1237, Page 674, Register's Office from Davidson County, Tennessee.
- Easement granted to Nashville, Chattanooga & St. Louis Railway as described in deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5738, Page 819, Register's Office for Davidson County, Tennessee.
- Easement for access road granted by Roger N. Hutton to United Sates of America by instrument of record in Book 4116, Page 151, register's Office for Davidson County, Tennessee.
- Easement by way of Judgment of which is of record in Book 4363, Page 895, Register's Office for Davidson County, Tennessee.
- A 15 foot public roadway running parallel with the railroad right of way in Book 1237, Page 674, Register's Office for Davidson County, Tennessee.
- Agreement between Louisville and Nashville Railroad Company and Joe M. Rogers, of record in Book 5348, Page 362, and assigned in Book 5902, Page 469, Register's Office for Davidson County, Tennessee.
- Easement in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument Number 20071002-0117293, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of record in Instrument Number 20170130-0009317, 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: **561 Wolfeboro Lane, Nashville, Tennessee 37211**.

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 13 DAY OF FEBRUARY, 2026.

Anna E. Whinnery

Colin Whinnery by Attorney in Fact
Colin Whinnery
BY: Anna E. Whinnery, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNA E. WHINNERY, 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 13th of February, 2026.

Notary Public
My Commission Expires: 7/6/26
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNA E. WHINNERY, 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, and who has further acknowledged that she is the Attorney in Fact for COLIN WHINNERY, and is authorized by COLIN WHINNERY to execute this instrument on his behalf. Pursuant to Power of Attorney of Record in Instrument No.: 202602170012612, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 13th of February, 2026.

Notary Public
My Commission Expires: 7/6/26
(SEAL)



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

Certificate of Authenticity

I, Joshua A. Terry, 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 2/13/26.

Affiant Signature – Joshua A. Terry

2/16/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/16/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27