AFTER RECORDING RETURN TO:
Townsgate Closing Services, LLC
600 Clubhouse Drive
Suite 410
Moon Township, PA 15108
File No. 313311

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Karen Johnson Davidson County
Batch# 1382365 DEEDWARR
02/18/2026 06:41:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20260218-0012658

Tax ID No.: 06213003600

WARRANTY DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409-(a) (v).

THIS INDENTURE made and entered into on this 18 **day of** December, 25, by and between **Crystal R. Cole, an unmarried woman and Henry G. Cole, III, an unmarried man, who acquired title as wife and husband,** residing at 2113 McGavock Pike, Nashville, TN 37216, hereinafter referred to as Grantor(s) and **Crystal R. Cole, an unmarried woman,** residing at 2113 McGavock Pike, Nashville, TN 37216, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Zero and 00/100 Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 2113 McGavock Pike, Nashville, TN 37216

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Crystal R. Cole

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Crystal R. Cole**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in NASHVILLE, Tennessee, this 18 day of December, 20 25.

Notary Public

My Commission expires: 1/22/29

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Henry G. Cole, III

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Henry G. Cole, III**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in NASHVILLE, TENNESSEE, this 18 day of DECEMBER, 2025.

Notary Public

My Commission expires: 1/22/29

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Crystal R. Cole

STATE OF Tennessee
COUNTY OF DAVIDSON

Sworn to before me this 18 day of December, 2025

Notary Public
My Commission Expires: 1/22/29

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Crystal R. Cole
2113 McGavock Pike, Nashville, TN 37216

Name and address of property owner:

Crystal R. Cole
2113 McGavock Pike, Nashville, TN 37216

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, and being all of Lot No. 4 and part of Lot No. 6 of Block "B" on the Map of Country Club Estates, as appearing of record in Book 843, Page 95, in the Register's Office for Davidson County, Tennessee, described together according to a survey made by Ralph W.C. Lambert, Surveyor, March 20, 1952, as follows:

Beginning on the westerly margin of McGavock Avenue, at the corner of Lots Nos. 4 and 5; thence with the line between said two lots northwestwardly 165 feet to an iron pin, a corner of the property conveyed to William A. Green and wife, by deed from PM. Howse, Sr. and wife, of record in Book 10835, Page 322, said Register's Office; thence with the line of said Green Property southwestwardly 71 feet to a point 32 feet northeast of the northeasterly line of Lot No. 18; thence southeastwardly 236 feet to the westerly margin of McGavock Avenue, thence with said Avenue, northwardly 100 feet to the beginning.

Being the same property as conveyed from Ryan P. Young and wife, Shelley R. Young to Crystal R. Cole and husband, Henry G. Cole, III as set forth in Deed Instrument #20120824-0076398 dated 08/23/2012, recorded 08/24/2012, DAVIDSON County, TENNESSEE.

Tax ID Number: 06213003600

Property Commonly Known As: 2113 McGavock Pike, Nashville, TN 37216

Tennessee Certification of Electronic Document

I, Harley Grimm, 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 12/18/2025 (date of document).

Affiant Signature

12/24/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 24th day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12-15-28

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Leslie A. Hramika, Notary Public
Allegheny County
My commission expires December 15, 2028
Commission number 1387936
Member, Pennsylvania Association of Notaries