Karen Johnson Davidson County
Batch# 1398647 DEEDWARR
03/27/2026 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20260327-0024617

WARRANTY DEED

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 4-15-2028

File No. AP-26-1592

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 4-15-2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry Grady Cole, Jr	OWNER	
(NAME)	(NAME)	
2115 Yeaman Place, #402		082-15-0A-068.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Melissa Cofield, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Henry Grady Cole, Jr,** unmarried, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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 Unit 402, 5th and Main Condominiums, as established under Master Deed of record in Instrument 20060630-0078751, amended at Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419, 20130911-0096032 and 20140804-0069914, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Melissa Cofield, a single woman by Warranty Deed from CPE Partnership, a Tennessee general partnership of record in Instrument No. 20160309-0022770 Register's Office for Davidson County, Tennessee, dated March 07, 2016 and recorded on March 09, 2016.

This is property more commonly known as 2115 Yeaman Place, #402, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 26th day of March, 2026.

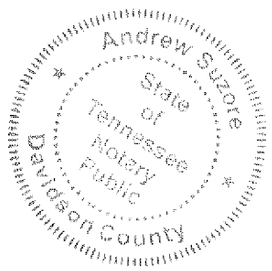
Melissa Cofield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of March, 2026, before me personally appeared Melissa Cofield, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of March, 2026.

Notary Signature
My commission expires: May 8, 2028



I, Kelsie Holloway 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 3/26/2026 (date of document).

Kelsie Holloway

Affiant Signature

3/27/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27 day of March, 2026.

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 11/28/26

Notary's Seal (if on paper)

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY