Karen Johnson Davidson County
Batch# 1407554 DEEDWARR
04/17/2026 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20260417-0031486

WARRANTY DEED

MICHELE RANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

2026-03-3922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15 day of April, 2026.

(Affix Seal) Notary Public

My Commission Expires: 6/20/28

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Rudy A. Lindsey, Jr. and Mitzi B. Lindsey 588 Douglas Lane Gallatin, TN 37066	NEW OWNER	Map/Parcel 071-12-0-231.00

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, **Laura Coleman, a single woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Rudy A. Lindsey, Jr. and Mitzi B. Lindsey, husband and wife,** 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. 158 on the Plan of Victory Heights Subdivision of record in Plat Book 1130, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Less and Except that portion of Lot No. 158 conveyed to James L. Carter and wife, Janie S. Carter by Deed from Ottis Carter and wife, Anna S. Carter, which deed is of Record in Book 2027, Page 635, Register's Office for Davidson County, Tennessee described as follows: Being the Northwest part of Lot No.158 on the Plan of Victory Heights, as of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Easterly margin of Jones Avenue, at the corner of Lot No. 158 and 159, thence with the line between said lots Easterly 150 feet to an iron pin; thence Northerly 58.5 feet to an iron pin in the Southerly margin of Oneida Avenue; thence with the margin of the same, Westerly 102.25 feet to a point and continuing with the margin of the same, Westerly 22.5 feet to the beginning of a curve, thence around said curve, Southwesterly 37.11 feet to the Easterly margin of Jones Avenue; thence with the margin of the same, southerly 50 feet to the point of beginning.

Being the same property conveyed to Laura Coleman, a single woman by Warranty Deed from Emily Fickes, an unmarried woman and Scot Fickes, an unmarried man of record in Instrument No. 20230803-0059942 Register's Office for Davidson County, Tennessee, dated July 31, 2023 and recorded on August 03, 2023.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 708 Oneida Avenue, Nashville, TN 37207.

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 the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, their heirs and assigns, 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.

Effective the 14 day April, 2026.

Laura Coleman

STATE OF FLORIDA
COUNTY OF Miami-Dade

On this 14th day of April, 2026, before me personally appeared Laura Coleman, 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 14th day of April, 2026.

Notary Signature
My commission expires: 6/24/26

FELIX J REIMUNDO
Notary Public - State of Florida
Commission # HH 279596
My Comm. Expires Jun 24, 2026
Bonded through National Notary Assn.

Certificate of Authenticity

I, **Devon J. Sutherland**, do hereby make oath that I am a licensed attorney and 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 4/15/26.

Date

Affiant Signature

4/16/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of April, 2026.

Notary's Signature

My Commission Expires: 9/27/26
Date

Notary's Seal (if on paper)

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY