RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QMTL-38638-26

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-26-3255

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1415421 **DEEDWARR**
05/04/2026 02:58:12 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20260504-0039830

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,999.00.

Ryan Bennett
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May 2026.

Dana Delworth
NOTARY PUBLIC

My commission expires: 5/6/28

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2028

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dumbiri Odia and Chiamaka Uwaoma Nnadi 3255 Priest Woods Dr. Nashville, TN 37214	Same address as new owner	108-16-0-020.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FOURTEEN THOUSAND NINE HUNDRED NINETY NINE AND 00/100 Dollars ($314,999.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RYIAH M. COTE AND TIMOTHY J. COTE, WIFE AND HUSBAND**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DUMBIRI ODIA, UNMARRIED AND CHIAMAKA UWAOMA NNADI, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20-A on the Plan of Zone Lot Division Lots 20, 25, Section 1, Percy Priest Woods, of record in Book 5200, page 685, an amendment of Plat of record in Book 5200, page 472, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ryiah M. Cote and Timothy J. Cote, 'wire' and husband, from David C. Michalski, married, by Warranty Deed dated November 20, 2020 and recorded December 1, 2020 in Instrument #20201201-0139639, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 3255 Priest Woods Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 1st day of May, 2026

GRANTOR(S)

Timothy J. Cote

Ryiah M. Cote

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Timothy J. Cote and Ryiah M. Cote, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 1 day of May 2026.

Notary Public

Shannon ONeill

Printed Notary Name

My commission expires: 1/22/29

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY