Karen Johnson
Batch # 1426600
05/29/2026 09:25:01 AM
Fees: $13.00 Taxes: $4,440.00

Davidson County
DEEDWARR
2 pgs

20260529-0048682

Prepared by:
Record and Return To:
Stephen and Rosenthal Title, Inc
[illegible] Burton Hills Blvd., Suite 130
[illegible], TN 37215

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Ivey Title, LLC Ref: (DL) Title No.: 64499
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Chloe Coulter Ryan Coulter 6002 Cargile Road Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 11613005600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,200,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Virginia T. White and Charles M. White, wife and husband**, hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Chloe Coulter and Ryan Coulter, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Harding Park of record in Book 2331, apge 120, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Virginia T. White and Charles M. White, wife and husband, by Warranty deed from Christina Kilburn, unmarried, dated April 24, 2020 and recorded on April 24, 2020, of record in Inst. No. 20200424-0043422, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, page 120, said Register's Office, which Plan shows a 60 foot minimum building setback line from Cargile Road, and 10 foot easements for public utility purposes along the rear and easterly side lines of said lot.

This is improved property, known as 6002 Cargile Road, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of May, 2026.

Virginia T. White

Virginia T. White

Charles M. White

Charles M. White

State of Tennessee

County of Davidson

On this 28th day of May, 2026 before me the undersigned authority, personally appeared Virginia T. White and Charles M. White, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00.

Affiant

Sworn and subscribed before me this 28 day of May, 2026.

Notary

My Commission Expires: _____

SEZEN YILMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029