WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

W-CA-26-1010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jimmy Mitchell	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**043-02-0-039-00**
525 General Kershaw Dr.		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN COFFEY AND JO ANN MARIE COFFEY AND MICHELLE ANN GATELY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JIMMY MITCHELL, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 3 ON THE PLAN OF FAIRVIEW SUBDIVISION, AS OF RECORD IN BOOK 1835, PAGE 131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST MARGIN OF SNOW AVENUE AT THE COMMON CORNER OF LOTS 3 AND 4; THENCE WITH THE LINE BETWEEN SAID LOTS IN A NORTHEASTERLY DIRECTION 230 FEET TO A CONCRETE MONUMENT; THENCE NORTH 11 DEGREE 47' EAST 151.9 FEET TO THE SOUTH MARGIN OF AN UNNAMED STREET SHOWN ON SAID PLAN; THENCE WITH SOUTHERLY MARGIN OF SAID STREET, AROUND A SLIGHT CURVE, 134.4 FEET TO A CONCRETE MONUMENT AND CONTINUING IN A WESTERLY DIRECTION 148 FEET TO ANOTHER CONCRETE MONUMENT; THENCE SOUTHWESTWARDLY AROUND SAID CURVE, WHICH LENGTH IS 39.3 FEET TO A CONCRETE MONUMENT IN EAST MARGIN OF SNOW AVENUE; THENCE SOUTH 140.4 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JAMES P. COFFEY, JR. FROM MICHELLE GATLEY (SIGNED AS MICHELLE GATELY), JOHN COFFEY, JOANN COFFEY AND JAMES P. COFFEY, JR. BY WARRANTY DEED DATED JUNE 21, 1993, AND RECORDED ON JULY 2, 1993, AT BOOK 9002, PAGE 753, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

The said James P. Coffey, Jr. having died intestate on December 19, 2025. His interest in the subject property vested at death in and John Coffey, Jo Ann Marie Coffey, and Michelle Marie Gately, his sole heirs at law, as evidenced by Affidavit of Heirships recorded in Instrument Nos. 20260626-0057771 and 20260626-0057772, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1835, Page 131, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1010 Snow Avenue, Madison, Tennessee 37115-2732**.

Karen Johnson Davidson County
Batch # 1443708 **DEEDWARR**
07/09/2026 01:53:10 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20260709-0062169

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 7th DAY OF JULY, 2026.

John Coffey

Jo Ann Marie Coffey

Michelle Ann Gately

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN COFFEY and JO ANN MARIE COFFEY and MICHELLE GATELY, the within named bargainor, 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 official seal, this the 7th of July, 2026.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212