Karen Johnson Davidson County
Batch# 1470488 DEEDWARR
09/09/2026 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20260909-0083524

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $330,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 09/03/2026. NOTARY PUBLIC MY COMMISSION EXPIRES 11-21-26

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 11889-26NASH-TN

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Raymond Aksel Coe	New Owner	133-00-0-042.01
PO Box 40094		
Nashville, TN 37204		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Wendi J. Coe and William Shea Coe, Trustees of The William Shea Coe and Wendi J. Coe Family Trust dated October 21, 2025

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Raymond Aksel Coe, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 2 on the plan of the Subdivision of the McPherson Lane, as of record in Book 3500, Page 40 Register's Office for said County.

Said Lot No. 2 fronts 85 feet on the Southerly side of Antioch Pike and extends back 453 feet on the Easterly line and 446.2 feet on the Westerly line, to the Northerly right of way line of the L. & N. R.R. property, measuring 125 feet thereon.

Being the same property conveyed to William Shea Coe and Wendi J. Coe, husband and wife by Warranty Deed from Vanessa R. Bright, a single woman of record in Instrument No. 20201028-0124684 Register's Office for Davidson County, Tennessee, dated October 20, 2020 and recorded on October 28, 2020.

Being the same property conveyed to Wendi J. Coe and William Shea Coe, Trustees of the William Shea Coe and Wendi J. Coe Family Trust dated October 21, 2025 by Quitclaim Deed from William Shea Coe and Wendi J. Coe, husband and wife of record in Instrument No. 20251028-0085473 Register's Office for Davidson County, Tennessee, dated October 21, 2025 and recorded on October 28, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1015 Antioch Pike Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on September 3, 2026.

The William Shea Coe and Wendi J. Coe Family Trust dated October 21, 2025

By: _____
Wendi J. Coe, Trustee

By: _____
William Shea Coe, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Wendi J. Coe and William Shea Coe, Trustee of the William Shea Coe and Wendi J. Coe Family Trust dated October 21, 2025, 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 in the capacity and for the purposes therein contained.

Witness my hand and official seal, this September 3, 2026.

_____
Notary Public

My Commission Expires: 08/13/2029

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 11889-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 3, 2026.

J. Carlton Drumwright

September 3, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 3, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY