Karen Johnson Davidson County
Batch # 1471622 DEEDWARR
09/10/2026 02:20:45 PM 2 pgs
Fees: $13.00 Taxes: $1,702.00
20260910-0084214

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: (LM) Title No.: 64587
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Alex Vo 6961 Somerset Farms Circle Nashville, TN 37221	Rocket Mortgage, LLC. ISAOA 1050 Woodward Avenue Detroit, MI 48226-1906

TAX MAP PARCEL NUMBERS: 141070B12600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$460,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Martha Jo McNeese, as Executrix under the Last Will and Testament of Albert Easley Coleman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alex Vo,** 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. 188 on the Plan of Somerset Farms, First Revision, Section 4, Phase 2, of record in Book 9700, page 565, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Albert Easley Coleman and wife, Janet D. Coleman, by Warranty Deed from Somerset Farms, a Tennessee Joint Venture, dated November 20, 1997, and recorded on november 20, 1997, of record in Book 10691, page 248, Register's Office for Davidson county, Tennessee. The said Albert Easley Coleman and Janet D. Coleman have since died with Janet D. Coleman predeceasing Albert Easley Coleman. The last Will and Testament of Albert Easley Coleman of record in Case No. 26P3, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Martha Jo McNeese as Executrix with power to convey subject property.

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 9700, page 565, said Register's Office, which Plan shows minimum building set back lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 8556, page 11, Book 9383, page 526, recorded in Book 9662, page 869, Book 10410, page 89, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.
Charter of Somerset Farms Homeowners Association of record in Book 8235, page 521, and Book 8584, page 20, said Register's Office.

This is improved property, known as 6961 Somerset Farms Circle, Nashville, TN 37221

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 9th day of September, 2026.

The Estate of Albert Easley Coleman

Martha Jo McNeese, Executrix
By: Martha Jo McNeese, Executrix

State of Tennessee

County of Davidson

On this 9th day of September, 2026 before me the undersigned authority, personally appeared Martha Jo McNeese, Executrix of The Estate of Albert Easley Coleman, 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 05-12-2030

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: $460,000.00.

Affiant

Sworn and subscribed before me this 9th day of September, 2026.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

My Commission Expires: _____

Notary