Karen Johnson Davidson County
Batch# 1482404 DEEDWARR
10/08/2026 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $4,662.00
20261008-0092456

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260955692

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $1260,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of October, 2026.

Notary Public
My Commission Expires:

JOHN W BISHOP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-10-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael and Sonya Coleman	Princeton Mortgage Corporation	Tax Parcel ID No.
3505 Woodmont Blvd	439 Grand Avenue	117 05 0 160.00
Nashville TN 37215	Ewing, NJ 08628	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Marcus Powell and Sarah Powell, both unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Coleman and Sonya Coleman, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Koon-Hunt Subdivision of record in Book 5210, Page 150, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Marcus Powell and Sarah Powell, husband and wife, by Warranty Deed from Timothy S. Johnson and wife, Kimberly T. Johnson, dated September 07, 2017, recorded September 08, 2017, as Instrument No. 20170908-0092334, Register's Office for Davidson County, Tennessee.

The said James Marcus Powell and Sarah Powell having since divorced by Final Decree Docket No. 23D-969, fourth Circuit Court for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KOON-HUNT SUBDIVISION, as recorded in Book 5210, Page(s) 150 .

Easement for Right of Way, recorded in Instrument No. 20171115-0117446

This is improved property located at 3505 Woodmont Blvd Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of October, 2026.

James Marcus Powell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Marcus Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of October, 2026.

Notary Public
My Commission Expires: _____



IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of October, 2026.

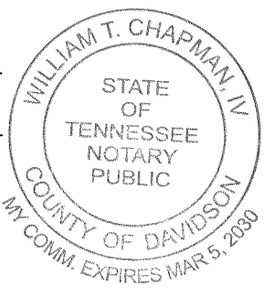
Sarah Powell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of October, 2026.

Notary Public
My Commission Expires: _____



True Copy Certification

I, **Denise Woods,** 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 this the 5 day of October, 2026.

Denise Woods
Affiant Signature
Date 10-5-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of October, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

