Karen Johnson Davidson County
Batch# 366250 DEEDWARR
03/04/2020 06:55:30 AM 3 pgs
Fees: $18.00 Taxes: $736.30
20200304-0023477

WARRANTY DEED

State of Tennessee,
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2020

Notary Public

MY COMMISSION EXPIRES: 9/28/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Caleb Nix Simone Ravina Chhut	NEW OWNERS	072111q00200co
(NAME) 1507 Andy Street	(NAME) 1507 ANDY STREET	
(ADDRESS) Nashville, TN 37216	(ADDRESS) NASHVILLE, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **The Twin Team LLC,*** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Caleb Nix, an unmarried man, and Simone Ravina Chhut, an unmarried woman,** , hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

* Joshua ** a Tennessee limited liability company

Land in Davidson County, Tennessee, being unit 1507 as established by Declaration of Covenants, Conditions and Restrictions for the Cottages at 1505 and 1507 Andy Street, a Horizontal Property Regime with private Elements (This is a Planned Unit Development pursuant to Tennessee code Annotated 66-27-103(b)), of record in instrument Number 20190410-0032621, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive description.

Being part of the same property conveyed to The Twin Team, LLC, by deed of record in Instrument NO. 20160212-0013495 , Register's Office for County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1507 Andy Street, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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/our hands this 28th day of February, 2020.

The Twin Team, LLC

By: _____ member
Jeremy Bockman, MEMBER

State of Tennessee
County of Davidson

Before me the undersigned, a Notary Public in and for the state of County, aforesaid, personally appeared Jeremy Bockman with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the MEMBER of The Twin Team, LLC and that he as such MEMBER, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as MEMBER

WITNESS my hand and seal this 28th day of February, 2020.

_____
Notary Public
My Commission Expires: _____

File No.: 14524

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-14-2022

Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

202003040023477