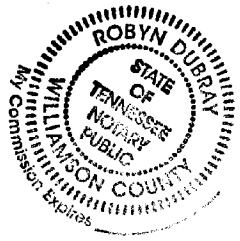
THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**  	STATE OF Tennessee COUNTY OF Rutherford The actual consideration or value, whichever is greater, for this transfer is: $445,000.00 Affiant Subscribed and sworn to before me, this 12 day of June, 2020. Notary Public My Commission Expires: 2/15/2021

WARRANTY DEED

Address New Owner: Judy Koutlas 6301B James Ct Nashville, TN 37209	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 090-08-4D-002.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ATRIUM DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JUDY B. KOUTLAS, UNMARRIED** ("Grantee"), her 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 Unit No. B, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for The Homes at 6301 James Court, Horizontal Property Regime with Private Elements, of record in Instrument No. 20190212-0012983, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to ATRIUM DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from WILLIAM D. REYNOLDS AND WIFE, JOANIE M. REYNOLDS, of record in Instrument No. 20181221-0124578, dated December 21, 2018, said Register's Office.

This is improved property commonly known as: **6301B James Ct, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that it has 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 Grantee, her 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.

Karen Johnson Davidson County
Batch# 421637 DEEDWARR
06/22/2020 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20200622-0066107

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of June, 2020.

ATRIUM DEVELOPMENT, LLC

Samuel Deaton, Managing Member

Samuel Deaton, Managing Member

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **SAMUEL DEATON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Managing Member of **ATRIUM DEVELOPMENT, LLC**, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Managing Member.

Witness my hand and official seal at office this 12th day of June, 2020.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: _____

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

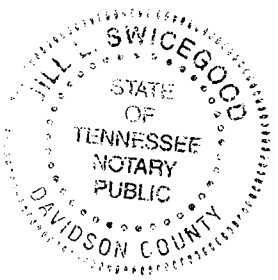
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: July 9, 2022

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