When recorded, return to:
Momentum Title
313 East Main Street #2
Hendersonville, TN 37075
File #: 6-20-7817-RSL

WARRANTY DEED

2020-1255-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00.

Cassidy Marie Colvin
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of July, 2020.

(Affix Seal)

Notary Public

My Commission Expires: 5-2-22

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James Waylon Presswood and Cassidy Marie Colvin 203 Ashlawn Court Nashville, TN 37215	NEW OWNER	Map/Parcel 131 06 0G 203.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nicholas Luke Kavoussi and Sae Mi Yi, now known as Saemi Kavoussi,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **James Waylon Presswood, an unmarried man and Cassidy Marie Colvin, an unmarried woman,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Unit 203 of Burton Hills, Village of Ashlawn, A Condominium created under Title 66, Chapter 27, Sections 01,et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7076, page 696, as amended in Book 7308, page 859, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Ashlawn, A Condominium, as sent forth in Exhibit B of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Nicholas Luke Kavoussi and Sae Mi Yi, as tenants in common with the right of survivorship, by Warranty Deed from Barbara Haselton, unmarried, of record in Instrument No. 20171229-0132425, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes for the year 2020, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 203 Ashlawn Court, Nashville, TN 37215 .

Karen Johnson Davidson County
Batch# 447509 DEEDWARR
07/31/2020 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20200731-0084369

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 the GRANTORS, do covenant with the said GRANTEES that they lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, 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.

Effective the 30th day of July, 2020:

Nicholas Luke Kavoussi

Sae Mi Yi, now known as Saemi Kavoussi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th of July, 2020, before me personally appeared Nicholas Luke Kavoussi and Sae Mi Yi, now known as Saemi Kavoussi, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th of July, 2020.

Notary Signature
My commission expires: 12-5-2020

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-05-2020

True Copy Certification

I, Christopher M. Corriveau, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

