Karen Johnson Davidson County
Batch# 504985 DEEDWARR
10/30/2020 09:29:21 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20201030-0126575

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me, this 29 day of October, 2020.

Notary Public

My commission expires: 10/2/23

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

BOX 10-A

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kristen Nicole Anderson	SAME	**091-05-0W-020.00-CO**
700 James Ave #12		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Robert Hughes Koury, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kristen Nicole Anderson, unmarried

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 20 on the Plan of James Robertson Townhomes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for The Rows at the Annex, as set forth in Exhibit " B" of record in Instrument No. 20170501-0042517, Joinder of same in Instrument No. 20170829-0088856 and Amended and Restated in Instrument No. 20180516-0046957, 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 Robert Hughes Koury and/or its affiliated entities by Warranty deed from 670 James Avenue, LLC, a Tennessee Limited Liability Company of record as Instrument No. 20180807-0077341 Register's Office for Davidson County,

and further amended by an Affidavit of Scrivener's Error of record as Instrument No. 20181019-0104110, said Register's Office.

This is improved property known as **700 James Avenue Apt. 12, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of October, 2020.

Robert Hughes Koury

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Robert Hughes Koury, the bargainor(s), 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, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 28th day of October, 2020.

Notary Public
My Commission Expires: 8-20-2023

LTC File No. 20-000251-528

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON