Karen Johnson Davidson County
Batch# 563443 DEEDWARR
01/28/2021 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20210128-0012632

WARRANTY DEED

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$565,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of January, 2021.

Notary Public

My commission expires: 5/2/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jessica S. Ancker **John Robert Affleck**		**Map 103-04-0-O Parcel 001.00co**
4204A Utah Avenue	245 Meredith Lane	
Nashville, TN 37209	Bellefonte, PA 16823	

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, WE,

Cyrus McCoy Adams, II, unmarried, and Erin O'Hara Adams, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica S. Ancker and John Robert Affleck, wife and husband

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:

Land in Davidson County, Tennessee, being Unit A on the Plan of Utah Avenue Cottages, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Utah Avenue Cottages of record in Instrument No. 20130731-0079770, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Utah Avenue Cottages, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20130731-0079770, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Cyrus McCoy Adams, II and Erin O'Hara Adams, husband and wife, by Warranty Deed dated May 9, 2014 from Blue Sky Properties, LLC, of record in Instrument No. 20140513-0040829, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan as set out on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Utah Avenue Cottages of record in Instrument No. 20130731-0079770, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions for Utah Avenue Cottages, of record in Instrument No. 20130731-0079770, By-Laws and Attorneys Certificate appended thereto, Register's Office for Davidson County, Tennessee. (3) Charter of Utah Avenue Cottages Homeowners Association, Inc., of record in Instrument No. 20130731-0079769, said Register's Office. (4) Subject to all matters as shown on the Plan of record in Plat Book 332, Page 61, said Register's Office. (5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is Improved (_X_) Unimproved (____) property, known as **4204A Utah Avenue, Nashville, TN 37209**

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 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 hand(s) this **26th** day of **January, 2021.**

Cyrus McCoy Adams, II by: JTC, Atty in Fact

Cyrus McCoy Adams, II by John T. Cook, Attorney-In-Fact

Erin O'Hara Adams

Erin O'Hara Adams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Erin O'Hara Adams,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **January, 2021.**

Notary Public

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 11/8/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **John T. Cook,** 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 Attorney-In-Fact for **Cyrus McCoy Adams, II,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Cyrus McCoy Adams, II,** for the purpose therein contained, by signing the name of **Cyrus McCoy Adams, II,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **January, 2021.**

Notary Public

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 11/8/21

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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)

On this 4th day of January, 2021, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: March 17, 2024