THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210233107**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me, this 26th day of February, 2021. Notary Public My Commission Expires:

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

Karen Johnson Davidson County
Batch# 580204 **DEEDWARR**
03/01/2021 10:40:16 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20210301-0025261

WARRANTY DEED

Address New Owner: Dana A Kuhn and Janice G Kuhn 2303 Northview Avenue Nashville TN 37216	Send Tax Bills To: Same	Tax Information: Tax Parcel ID No. 072-10-0V-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Graham Thomas, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dana A Kuhn and Janice G Kuhn, a married couple**, ("Grantees"), their 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.1, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2303 & 2305Northview Homes, a horizontal Property Regime with Private Elements of record as Instrument No. 20160405-0032373 and being shown on Plat attached thereto as Exhibit "B", in the 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 Graham Thomas, a married man by Warranty deed from Steve E. Adams, married of record in Instrument No. 20170405-0033498 Register's Office for Davidson County, Tennessee, dated March 31, 2017 and recorded on April 05, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4060, Page 180, and by Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for 2303 & 2305 Northview Homes a Horizontal Property Regime with Private Elements in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for 2303 & 2305 Northview Homes, a Horizontal Property Regime with Private elements of record in Instrument Number 20160405-0032373, Register's Office for Davidson County, Tennessee.

Charter of record in Instrument Number 20160405-0032372, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2303 Northview Avenue Nashville TN 37216

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

And Grantor covenants that it is 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 Grantees, its 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of February, 2021.

Graham Thomas

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Graham Thomas, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2021.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13 2022