THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 609205 DEEDWARR
04/07/2021 10:16:49 AM 2 pgs
Fees: $13.00 Taxes: $1,485.92

20210407-0045702

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Natalia Lecoffre 104 Colbert Way Nashville, TN 37206	Newowners	084-01-0F-018-00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Joshua Glen Ross Sellers and Paige Jacqueline Sellers, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Natalia Lecoffre, unmarried woman,** hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Unit 18**, Joule, as described In the Declaration of Covenants, Conditions and Restrictions for Joule, of record in Instrument No. 20160815-0084729, amended in Instrument Nos. 20170426-0041065 and 20171204-0123409, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owner's and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B" said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Joshua Glen Ross Sellers and Paige Jacqueline Sellers, husband and wife, by Warranty Deed from Joule, LLC, a Tennessee Limited Liability Company, of record on August 31, 2018, at Instrument No. 20180831-0086363, Davidson County Register of Deeds.

This is property commonly known as 104 Colbert Way Nashville, TN 37206.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 6 **day of April, 2021:**

Joshua Glen Ross Sellers

Paige Jacqueline Sellers by Joshua Glen Ross Sellers, her Attorney-in-Fact

Paige Jacqueline Sellers by Joshua Glen Ross Sellers, her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joshua Glen Ross Sellers,** the bargainor, 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.

Witness my hand and official seal, this 6 day of April, 2021:

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 6th day of April, 2021, before me personally appeared **Joshua Glen Ross Sellers**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Paige Jacqueline Sellers**, and who acknowledged that such person executed the same as the free act and deed of **Paige Jacqueline Sellers** . Witness my hand and official seal, this the 6 day of **April, 2021**:

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Williamson

KAYLA TABOR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$401,600.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 6 DAY OF April, 2021.

Notary Public

My Commission Expires: 4/13/24

KAYLA TABOR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY