This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11136-SM

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $575,000.00.

Tracy Perry
Affiant

Subscribed and sworn to before me, this the 5th day of April, 2021.

Jenna Preble
Notary Public
My Commission Expires: _____

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

Karen Johnson Davidson County
Batch# 609229 DEEDWARR
04/07/2021 10:32:53 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20210407-0045734

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew Nelen 1253 John Street Nashville, TN 37210	Same	105-04-0P-001.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Richard D. Coure and Kimberly E. Coure, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Andrew Nelen, a single man**, hereinafter called the Grantee, his 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 The Homes at 1253 John Street, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20191023-0108767, 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 part of the same property conveyed to Kimberly E. Coure, for the purpose of creating a Tenancy by the Entirety with Richard D. Coure, by Quitclaim Deed from Richard D. Coure, of record in Instrument No. 20191112-0115967, Register's Office for Davidson County, Tennessee, dated November 5, 2019 and recorded on November 12, 2019; and further being part of the same property conveyed to Richard D. Coure by Quitclaim Deed from Lorene Mays, of record in Instrument No. 20050714-0081887, said Register's Office, dated July 14, 2005 and recorded on July 14, 2005; and further being part of the same property conveyed to Jimmy Mays and wife, Lorine Mays by Warranty Deed from Raymond L. Barrett, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, of record in Book 5130, Page 928, said Register's Office, dated March 31, 1977 and recorded on April 4, 1977.

This is ☒ improved or ☐ unimproved property located at: **1253 John Street, Nashville, TN 37210.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 5th day of April, 2021.

GRANTOR:

Richard D. Coure

Richard D. Coure

Kimberly E. Coure

Kimberly E. Coure

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard D. Coure and Kimberly E. Coure, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of April, 2021.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY