WARRANTY DEED

Karen Johnson Davidson County
Batch# 614120 DEEDWARR
04/13/2021 02:45:59 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20210413-0049327

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $475,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8 DAY OF APRIL, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-19-2022

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2203LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Emmanuel Ashamu	Citizens Savings Bank and Trust Company, a Tennessee Corporation	
804A N 28th Avenue	2013 Jefferson	092 06 0D 001.00
Nashville, TN 37208	Nashville, TN 37208	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AVENUE 11 DEVELOPMENT, LLC

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

EMMANUEL ASHAMU, A SINGLE MAN

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:

A Certain Unit located in Davidson County, Tennessee, being known and designated as Unit A of The Homes at 804 A & B 28th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Homes at 804 A & B 28th Avenue North, a Horizontal Property Regime, of record in Instrument No. 20180629-0063374, as amended in Instrument No. 20190416-0034526, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Avenue 11 Development, LLC, by Warranty Deed from Doug Betty, and wife, Laura Betty, of record in Instrument No. 20181226-0124920, in the Register's Office of Davidson County, Tennessee, dated December 21, 2018 and recorded on December 26, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lenacourt, as recorded in Plat Book 1835, Page(s) 8.

5. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180629-0063374, and as amended in Instrument No. 20190416-0034526.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SB-ARE-21-5044

This is improved property known as 804A N 28th Avenue, Nashville, TN 37208

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 in 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 hand on the 7th day of April, 2021.

Avenue 11 Development, LLC

S. Kurt Denny, Sole Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, S. Kurt Denny, 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 Sole Member of AVENUE 11 DEVELOPMENT, LLC, the within named barganor, a limited liability company, and that S. Kurt Denny, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 7th day of April, 2021.

Notary Public_____

My Commission Expires: 2-19-2024

