THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210434485** Karen Johnson Davidson County Batch# 625634 DEEDWARR 04/29/2021 11:01:30 AM 3 pgs Fees: $18.00 Taxes: $1,831.50 20210429-0057441	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$495,000.00~~. Affiant Subscribed and sworn to before me, this 27th day of April, 2021. Notary Public My Commission Expires: 4/30/22 TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY

WARRANTY DEED

Address New Owner: Jeffrey Clayton Collins and Molly Fuller Collins 1313 Greenwood Avenue Nashville TN 37206	Send Tax Bills To: New Owners 1313 Greenwood Avenue Nashville, TN 37206	Tax Information: Tax Parcel ID No. 083 13 0E 002.00

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, **Andrew Gessouroun and Alix Gessouroun, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jeffrey Clayton Collins and Molly Fuller Collins, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Shelby Village, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Shelby Village, a Horizontal Property Regime, of record in Instrument Number 20130617-0061362, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Andrew Gessouroun and Alix Gessouroun, husband and wife, by Warranty Deed from Susan L. Walton, unmarried, of record in Instrument No. 20160607-0057068, in the Register's Office of Davidson County, Tennessee, dated May 31, 2016 and recorded on June 07, 2016.

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.

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

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of East Edgefield Plan, as recorded in Plat Book 21, Page(s) 147.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Shelby Village, as recorded in Instrument No. 20130318-0026582.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130617-0061362.

This is improved property located at 1313 Shelby Avenue Nashville TN 37206

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 April, 2021.

Andrew Gessouroun

Alix Gessouroun

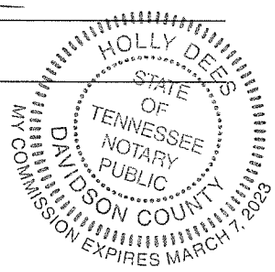
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

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

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024