Box 34
(1)

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210334093**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. Affiant Subscribed and sworn to before me, this 3rd day of May, 2021. Notary Public My Commission Expires: ____

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 07, 2024

Karen Johnson Davidson County
Batch# 628178 DEEDWARR
05/04/2021 09:01:56 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20210504-0059411

WARRANTY DEED

Address New Owner: Neil Anthony Armstrong and Alina Victoria Silvers 1052B 2nd Avenue South Nashville TN 37210	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093 15 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, **George Curran, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Neil Anthony Armstrong and Alina Victoria Silvers, both unmarried, as joint tenants with right of survivorship**, ("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 Homes at 1052 2nd Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1052 2nd Avenue, a Horizontal Property Regime, of record in Instrument Number 20180605-0053479, 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 the same property conveyed to George Curran, by Warranty Deed from Music City Developers, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200324-0031703, in the Register's Office for Davidson County, Tennessee, dated March 19, 2020 and recorded on March 24, 2020.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Mrs. Pelham's Subdivision of Lot Nos. 11 and 12 of the University Lots, as recorded in Plat Book 17, Page(s) 460.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180605-0053479.

Easement for Public Right-of-Way, recorded in Instrument No. 20180822-0083365.

Rights of others in and to any party walls located on the subject property.

This is improved property located at 1052B 2nd Avenue South Nashville TN 37210

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 3rd day of May, 2021.

George Curran

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George Curran, 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 3rd day of May, 2021.

Notary Public
My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021