Karen Johnson Davidson County
Batch# 630772 DEEDWARR
05/06/2021 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,367.63
20210506-0061199

SHANNON R. RICHARDSON
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

WARRANTY DEED

W-SB-C-21-2118-10

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $639,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~4th~~ DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3.17.2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Moulton and Stacy Moulton	New Owners	
(NAME)	(NAME)	
2118 Elliott Ave #10	4520 Saxton Hollow Rd.	**105-14-0O-011.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Colorado Springs, CO 80908	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AKT INVESTMENTS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT MOULTON AND STACY MOULTON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit 11, as established in Declaration of Covenants, Conditions and Restrictions for Elliott Avenue Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160516-0048883, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Akt Investments, LLC, an Illinois limited liability company by QuitClaim Deed from Tyler Warner and Katy Friday, husband and wife0 of record in Instrument No. 20200219-0018128 Register's Office for Davidson County, Tennessee, dated February 14, 2020 and recorded on February 19, 2020.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160516-0048883, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20160516-0048882, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20160216-0014440, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2118 Elliott Ave #10, Nashville, Tennessee 37204**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 4th DAY OF MAY, 2021.

AKT Investments, LLC

BY: _____
Tyler Warner
Member

BY: _____
~~Katy~~ Friday
Member

STATE OF ~~TENNESSEE~~ 11/1/2015
COUNTY OF ~~DAVIDSON~~ COOK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TYLER WARNER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of AKT INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th of May, 2021.

_____
Notary Public
My Commission Expires: 3/11/2023
(SEAL)

JANA REGEHR ARMSTRONG
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Mar 11, 2023

STATE OF ~~TENNESSEE~~ 11/1/2015
COUNTY OF ~~DAVIDSON~~ COOK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATY FRIDAY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of AKT INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th of May, 2021.

_____
Notary Public
My Commission Expires: 3/11/2023
(SEAL)

JANA REGEHR ARMSTRONG
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Mar 11, 2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Russell J. McCann, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021