6

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Bobby Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2021

Notary Public J. Dyke Tatum

MY COMMISSION EXPIRES: May 05, 2025

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 646558 **DEEDWARR**
06/01/2021 08:29:22 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20210601-0072646

J. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bobby Green and Andrea Green	American Neighborhood Mortgage Acceptance Company, LLC	142050A10100CO
(NAME)	(NAME)	
501 Plantation Court	700 East Gate Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Mt. Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Gina L. Kosser and Michael Jay Kosser, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bobby Green and Andrea Green, husband and wife,** 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:

Land in Davidson County, Tennessee, being Unit No. R-1 together with the carport designated No. R-1-C in the River Plantation, Section Two, a Condominium, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Two, Condominium Apartments recorded in Book 4460, Pages 136 and 137, of the Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 4661, Page 334 of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments co-owners and tenants of River Plantation, Section Two. Condominium Apartments contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4661, Page 334, Register's Office for Davidson County, Tennessee, are incorporated in this Deed by reference and made a part hereof the same as though copied herein. Also copied herein are the amended By-Laws of record in Book 4691, Page 905, said Register's Office.

Being the same property conveyed to Gina L. Kosser by deed November 5, 2020 from John Richard Fox, an unremarried widow of record in Instrument No. 20201110-0132724, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Richard Fox and wife, Helen Lynn Fox by Deed from Gerald D. Laufman and wife, Catherine J. Laufman of record in Instrument No. 20071119-0135141, Register's Office for Davidson County, Tennessee, dated November 14, 2007 and recorded on November 19, 2007.

unimproved ☐

This is improved ☑ property, known as 501 Plantation Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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/our hands this 26th day of May, 2021.

Gina L. Kosser

Michael Jay Kosser joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which he may have in the herein described property by virtue of his Marriage to Gina L. Kosser.

State of Tennessee
County of Davidson

On this 26th day of May, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Gina L. Kosser and Michael Jay Kosser, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 26th day of May, 2021.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 21-Green