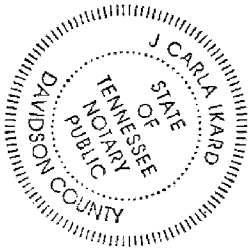
Karen Johnson Davidson County
Batch# 652367 DEEDWARR
06/09/2021 09:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,405.63
20210609-0077275

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-12067-TC



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $379,900.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of June, 2021.

Notary Public
My Commission Expires: 1-3-27

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kevin Costacamps and Sydney Simmons 807 18th Avenue Unit 209 Nashville, TN 37203	Kevin Costacamps	092-16-0C-209.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Amit Choksi and Surama Choksi, Trustees of Choksi Revocable Trust dated December 9, 2005**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kevin Costacamps Purcell, an unmarried man and Sydney Simmons, an unmarried woman, as joint tenants with right of survivorship**, hereinafter called the Grantees, his/her/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 209, 807 Eighteenth Avenue Condominiums, as established under Master Deed of record in Instrument No. 200412140148798, as amended in Instrument No. 200312160149323 and instrument No. 200505040050222 and further described on the plan of record attached to said Master Deed as "Exhibit E" In the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Parking Space 023 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 200511230142078, said Register's Office for Davidson County. Tennessee. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to Amit Choksi and Surama Choksi, Trustees of the Choksi Revocable Trust DTD 12/9/05, by Warranty Deed from Timothy D. Quinn and Tunghi May Pini, husband and wife, of record in Instrument No. 20070720-0086517, Register's Office for Davidson County, Tennessee, dated July 18, 2007 and recorded on July 20, 2007.

This Instrument executed on behalf of Amit Choksi, Trustee of Choksi Revocable Trust dated December 9, 2005 ("Principal") by Surama Choksi pursuant to the Power of Attorney of record in Instrument Number 202106090077274, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **807 18th Avenue, Unit 209, Nashville, TN 37203.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantees who will be responsible for payment of said

taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 June, 2021.

GRANTOR:

Choksi Revocable Trust dated December 9, 2005

By: Amit Choksi by Choksi Trustee Attorney in Fact
Amit Choksi, Trustee, by Surama Choksi, his Attorney in Fact

By: Choksi, Trustee
Surama Choksi, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Surama Choksi, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument in the capacity and for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Amit Choksi, as Trustee of the Choksi Revocable Trust dated December 9, 2005, and that she is authorized by Amit Choksi, in his capacity as Trustee, to execute this instrument on his behalf as said Trustee.

WITNESS my hand and seal at office this 3rd day of June, 2021.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Surama Choksi, Trustee of the Choksi Revocable Trust dated December 9, 2005, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of June, 2021.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

EXHIBIT "A"
TO Warranty Deed
From: Amit Choksi and Surama Choksi, Trustees of Choksi Revocable Trust dated December 9, 2005
To: Kevin Costacamps and Sydney Simmons

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 3rd day of June, 2021.

Notary Public
My Commission Expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, John W. Bishop, 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, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)