WARRANTY DEED

Karen Johnson Davidson County
Batch# 666114 DEEDWARR
06/28/2021 09:41:19 AM 3 pgs
Fees: $18.00 Taxes: $1,841.49

20210628-0086974

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $497,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2021

Notary Public

MY COMMISSION EXPIRES: 11/5/24

(AFFIX SEAL)

KRYSTA LAIRD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew R. Couch	New owner	P/O 119-13-0-228.00
(NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
, TN		
(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, **Trinity Investee, a Tennessee Limited Liability Company** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew Richard Couch and Corinne Couch, 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 "B" of The Plan of Declaration of Protective Covenants Conditions and Restrictions for 463 Radnor Street a Planned Unit Development, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of The Plan of Declaration of Protective Covenants Conditions and Restrictions for 463 Radnor Street a Planned Unit Development, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20201002-0114283, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20201002-0114283, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Mena Nady from Bank of America, N.A. by Quitclaim Deed on August 21, 2019, of record in Instrument Number 20190904-0089039, Register's Office for Davidson County, Tennessee and further conveyed to Trinity Investee by Quitclaim Deed dated May 7, 2021 and filed for record as Instrument No. 20210623-0084629 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 463-B Radnor Street, Nashville, TN 37211

(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 24th day of June, 2021.

TRINITY INVESTEE

Mena Nady
Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Mena Nady with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of Trinity Investee and that he as such member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as member

WITNESS my hand and seal this 24th day of June, 2021.

Notary Public
My Commission Expires: 9-16-23

File No.: 202105021

