#15674

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Karen Johnson Davidson County
Batch# 666675 DEEDWARR
06/28/2021 11:26:15 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50

20210628-0087169

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Emily Gwendolyn Whitcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC Green Hills, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Emily Whitcomb and Melanie Whitcomb	BancorpSouth Bank	Parcel ID: 105160E00200CO
(NAME) 338 Vivelle Avenue	(NAME) 2778 W. Jackson St.	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Tupelo MS 38801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

CW

*AS JOINT TENANT WITH RIGHTS OF SURVIVORSHIP

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 considerations, the receipt of which is hereby acknowledged, I/WE, **Kyle G. Connelly and Shasta Ketcham-Connelly, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Emily Gwendolyn Whitcomb, a single woman and Melanie Whitcomb, a married woman,*** 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:

Being a certain private element unit situated in Davidson County. Tennessee, being Unit 338, together with the appurtenant common elements, of 336 Vivelle Avenue Townhomes, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 336 Vivelle Avenue Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20170126-0008628, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on site-plan of Horizontal Property Regime of 336 & 338 Vivelle Avenue, attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 336 Vivelle Avenue Townhomes provided in said Declaration, together with the By-Laws appended thereto, the site-plan attached as exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Kyle G. Connelly and Shasta Ketcham-Connelly, husband and wife By Warranty Deed from STS Property Group, LLC, a Tennessee Limited Liability dated 01/11/19 recorded 01/14/19, of record in Instrument No. 20190114-0003773, Register's Office for Davidson County, TN.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 338 Vivelle Avenue, Nashville, TN 37210

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 our hands this 21 day of June, 2021

Kyle G. Connelly

Shasta Ketcham-Connelly by Kyle G. Connelly, Attorney-In-Fact

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Kyle G. Connelly ~~and Shasta Ketcham-Connelly, husband and wife~~, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of June, 2021.

Notary Public

My Commission Expires: 10/2/2023

(SEAL)

KATELYNNE C EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Being the same property conveyed to Kyle G. Connelly and Shasta Ketcham-Connelly, husband and wife By Warranty Deed from STS Property Group, LLC, a Tennessee Limited Liability dated 01/11/19 recorded 01/14/19, of record in Instrument No. 20190114-0003773, Register's Office for Davidson County, TN.

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Witness our hands this _____ day of _____, _____

_____
Kyle G. Connelly

_____
Shasta Ketcham-Connelly by Kyle G. Connelly,
Attorney-In-Fact

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Kyle G. Connelly, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Shasta Ketcham-Connelly, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Shasta Ketchem-Connelly for the purposes therein contained.

Witness my hand and official seal, this the 21st day of June, 2021.

_____
Notary Public

My Commission Expires: 10/2/2023

(SEAL)

KATELYNNE C EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY