Karen Johnson Davidson County
Batch# 688290 DEEDWARR
08/02/2021 10:41:26 AM 2 pgs
Fees: $13.00 Taxes: $2,146.00
20210802-0103411

# WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$580,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2021.

Notary Public

My commission expires: 11/8/21
(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Tillman Johann Keller, IV** | **Fifth Third Bank National Association** | **Map 081-08-0-D Parcel 002-00co** |
| **1808 B 7th Avenue North** | **P.O. Box 630170** | |
| **Nashville, TN 37208** | **Cincinnati, OH 45263** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Edward R. Gould, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Tillman Johann Keller, IV, unmarried man**

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. B on the Plan of 7th Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 7th Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20080619-0063190, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "C", said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of 7th Avenue Townhomes, shown on Exhibit "A" to the Declaration of Covenants of record in Instrument No. 20080619-0063190, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.**

**Being the same property conveyed to Edward R. Gould, unmarried, by Deed dated September 13, 2013 from Derek A Johnson and Donna L Christ-Johnson, f/k/a Donna L. Christ, husband and wife, of record in Instrument No. 20130919-0098777, Register's Office for Davidson County, Tennessee.**

**Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "B" to the Declaration, of record in Instrument No. 20080619-0063190, said the Register's Office, shows an Owner's Certificate, and is subject to all matter set forth therein. 2) Declaration of Covenants, Conditions, and Restrictions of 7th Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20080619-0063190, said Register's Office for Davidson Country, Tennessee. By-Laws appended thereto as Exhibit "C". 3) All matters shown on the Plan of record in Plat Book 21, Page 105, said Register's Office. 4) Taxes for the current year prorated and assumed by the Grantee.**

This is improved (__X__) Unimproved (____) property, known as **1808 B 7th Avenue North, Nashville, TN 37208**

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 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 hand(s) this **30th** day of **July, 2021.**

**Edward R. Gould**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Edward R. Gould,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **July, 2021.**

**Notary Public**

**My Commission Expires:** 11/8/24

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON