RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 705368 **DEEDWARR**
08/26/2021 10:52:14 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00

20210826-0115320

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/27/2024
(AFFIX SEAL)

KELLY D. BOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
R. Houston Akin, Mockingbird Title & Escrow Services, LLC, 1427 Greenwood Avenue, Nashville, TN 37206

File No.: 21-8-0091-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Norman Davis, Trustee of the Norman Davis Revocable Trust Agreement dated August 18, 2016, as to a 50% undivided interest and Melissa Davis, Trustee of the Melissa Davis Revocable Trust Agreement dated August 18, 2016, as to a 50% undivided interest	Norman Davis, Trustee of the Norman Davis Revocable Trust Agreement dated August 18, 2016, as to a 50% undivided interest and Melissa Davis, Trustee of the Melissa Davis Revocable Trust Agreement dated August 18, 2016, as to a 50% undivided interest	104-02-4C-040.00-CO
(NAME)	(NAME)	
24 Whitworth Blvd.	24 Whitworth Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Thousand And No/100 Dollars ($700,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHRISTOPHER COWEN, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NORMAN DAVIS, TRUSTEE OF THE NORMAN DAVIS REVOCABLE TRUST AGREEMENT DATED AUGUST 18, 2016, AS TO A 50% UNDIVIDED INTEREST AND MELISSA DAVIS,

TRUSTEE OF THE MELISSA DAVIS REVOCABLE TRUST AGREEMENT DATED AUGUST 18, 2016, AS TO A 50% UNDIVIDED INTEREST, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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 602, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE WEST END, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD AS INSTRUMENT NO. 20080401 0032619, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS AMENDED BY FIRST AMENDMENT TO MASTER DEED ESTABLISHING THE WEST END OF RECORD AS INSTRUMENT NO. 20080408-0035628, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND AS FURTHER AMENDED BY SECOND AMENDMENT TO MASTER DEED ESTABLISHING THE WEST END AS INSTRUMENT NO. 20090512-0043586, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND AS FURTHER AMENDED BY AMENDMENT TO SECOND AMENDMENT TO MASTER DEED ESTABLISHING THE WEST END AS INSTRUMENT NO, 20090921-0087974, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM PLAT ATTACHED AS EXHIBIT "B" TO THE AFOREMENTIONED MASTER DEED.

TOGETHER WITH PARKING SPACE NUMBERS P2-6 AND P2-7 AND STORAGE SPACE NUMBER P2-6 WHICH ARE ASSIGNED AS LIMITED COMMON ELEMENTS APPURTENANT TO THE ABOVE-DESCRIBED UNIT, AS SET FORTH AND DEFINED IN THE MASTER DEED.
BEING THE SAME PROPERTY CONVEYED TO GARY KIMBALL AND WIFE, CARROLL KIMBALL BY DEED FROM HOWARD AUBERT, A SINGLE MAN, DATED JUNE 27, 2016, OF RECORD IN INSTRUMENT NO. 20160707-0069578, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MARK METASAVAGE AND HUSBAND, CHRISTOPHER COWEN BY WARRANTY DEED FROM GARY KIMBALL AND WIFE, CARROLL KIMBALL, OF RECORD IN INSTTRUMENT NO. 20210604-0075448, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MARK METASAVAGE HAVING DIED ON JUNE 20, 2021, LEAVING HIS INTEREST TO CHRISTOPHER COWEN.

FURTHER BEING THE SAME PROPERTY CONVEYED TO GARY KIMBALL AND WIFE, CARROLL KIMBELL, FROM HOWARD AUBERT, A SINGLE MAN, BY WARRANTY DEED DATED JUNE 27, 2016, OF RECORD IN INSTRUMENT NO. 20160707-0069578, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐
This is improved ☒ property, known as 110 31st Avenue N, Unit 602, Nashville, TN 37203
(House No.) (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 successors 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 successors 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 25TH day of AUGUST, 2021.

Christopher Cowan, by Diane Glaeser

Christopher Cowen, by Diane Glaeser, as Attorney-in-fact

as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Diane Glaeser, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Christopher Cowen the within named bargainor, and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Christopher Cowen, the bargainor, by the said Diane Glaeser, as Attorney-in-Fact.

WITNESS my hand and seal, this 25th day of August, 2021.

NOTARY PUBLIC

My Commission Expires: 9/6/22

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON