THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210937411

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $987,000.00

Affiant

Subscribed and sworn to before me, this 18th day of October, 2021.

Notary Public
My Commission Expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 741121 DEEDWARR
10/21/2021 02:00:50 PM 2 pgs
Fees: $13.00 Taxes: $3,651.90

20211021-0141524

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paul Alexander Pinette Durst and Amanda Jeanne Lea 900 Halcyon Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 118-01-0-324.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alexandra Borst and Michael J. Neuss, Wife and Husband and Michael N. Neuss and Gwyneth J. Neuss, Husband and Wife, as joint tenants with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Paul Alexander Pinette Durst and Amanda Jeanne Lea, husband and wife**
, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 44, as shown on the map entitled W. D. Gale's Kirkwood Addition, of record in Plat Book 332, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ALEXANDRA BORST and MICHAEL J. NEUSS, WIFE AND HUSBAND, and MICHAEL N. NEUSS and GWYNETH J. NEUSS, HUSBAND AND WIFE , AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP , by deed from ERIC M. TOPPEN AND MIRIAM G. ENGEL, HUSBAND AND WIFE, of record in Instrument No. 20170407-0034506 , dated March 31, 2017 , corrected by Scrivener's Affidavit of record in Instrument No. 20170608-0057522, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 118-01-0-324.00.

Matters shown on the Plan of record in Plat Book 332, page 76, said Register's Office.

This is improved property located at 900 Halcyon Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-RE-21-900

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of October, 2021.

Alexandra Borst by Shira Kingrey, her Attorney-in-Fact

Michael J. Neuss by Shira Kingrey, his Attorney-in-Fact

Michael N. Neuss by Shira Kingrey, his Attorney-in-Fact

Gwyneth J. Neuss by Shira Kingrey, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Alexandra Borst and Michael J. Neuss and that she is authorized by Alexandra Borst and Michael J. Neuss to execute this instrument on their behalf.

Witness my hand, at office, this 18th day of October, 2021.

Notary Public

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Michael N. Neuss and Gwyneth J. Neuss and that she is authorized by Michael N. Neuss and Gwyneth J. Neuss to execute this instrument on their behalf.

Witness my hand, at office, this 18th day of October, 2021.

Notary Public

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My Commission Expires: _____