Karen Johnson Davidson County
Batch# 748013 DEEDWARR
11/02/2021 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $6,012.50
20211102-0146786

WARRANTY DEED	STATE OF TENNESSEE 2021-778 COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,625,000.00 Leslie Smith (Affiant) Sworn to and subscribed before me this 28th day of October, 2021. Notary Public My commission expires: 5/2/22

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

DEE RAY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMMISSION EXPIRES MAY 02, 2022

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
6453 Penrose Drive, LLC (NAME)	**NEW OWNER** (NAME)	**118-09-0Q-001.00CO**
1014B Noelton Ave (ADDRESS)	(ADDRESS)	
Nashville, TN 37204 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Todd C. Alexander and Kristi S. Alexander, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **6453 Penrose Drive, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Unit "B" on the Plan of 1014 Noelton Cottages, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions, and Restrictions in instrument of record in Instrument No. 20181212-0120923, amended in Instrument No. 202000305-0024711, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of the property.

Being all the same property conveyed to Todd C. Alexander and Kristi S. Alexander, husband and wife, by deed from Hammond & Brandt Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20200406-0036301, Register's Office for Davidson County, Tennessee.

For information purposes only: This is improved property known as 1014 B Noelton Ave., Nashville, TN 37204

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, (6) Taxes for the year 2021 and subsequent years a lien not yet due and payable, (7) Subject to any by-laws, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Declaration of Covenants, Conditions, and Restrictions and By-Laws contained in instrument of record in Instrument No. 20181212-0120923 as amended in Instrument No. 202000305-0024711, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin, restriction otherwise exempt under Title 42 of the United States Code, or restriction that relates to handicap but does not discriminate against handicapped persons.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of October, 2021.

_____(SEAL)
Todd C. Alexander

_____(SEAL)
Kristi S. Alexander

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of October, 2021, before me personally appeared Todd C Alexander and Kristi S. Alexander, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of October, 2021.

_____
Notary Signature
My commission expires: 5/2/22

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law, this 28th day of October, 2021.

Quin Evans Segall

10/28/2021
DATE

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 28th day of October, 2021.

My Commission Expires: 5/2/22

Notary Public

