WARRANTY DEED

Karen Johnson Davidson County
Batch# 755172 **DEEDWARR**
11/15/2021 02:58:39 PM 2 pgs
Fees: $13.00 Taxes: $2,290.30

20211115-0151914

MJ-P-21-515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $619,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGORY POLLARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Keny and Danyelle Trent Keny	SWBC	
(NAME)	(NAME)	**091-09-4F-001.00-CO**
515 Elaine Avenue	9311 San Pedro # 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CONNOR REEVES SIMMONS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN KENY AND DANYELLE TRENT KENY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A, 517 Elaine Avenue Townhomes, A Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 517 Elaine Avenue Townhomes, A Horizontal Property Regime, of record in Instrument No. 20180102-0000607, in the Register's Office for Davidson County, Tennessee, and with said unit being depicted on Exhibit "C" to said Declaration; together with percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Conner Reeves Simmons, unmarried by Warranty deed from Bon Urban Properties, a Tennessee General Partnership of record in Instrument No. 20200226-0021513 Register's Office for Davidson County, Tennessee, dated February 21, 2020 and recorded on February 26, 2020.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 4350, Page 122, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180102-0000607, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20180308-0021946, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20180117-0004750, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **515 Elaine Avenue, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 12 DAY OF NOVEMBER, 2021.

Connor Reeves Simmons by Kate Nyquist, 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, KATE NYQUIST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CONNOR REEVES SIMMONS, and who acknowledged she executed the same as the free act and deed of the said CONNOR REEVES SIMMONS.

Witness my hand and official seal, this the 12th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212