Karen Johnson Davidson County
Batch# 758555 DEEDWARR
11/19/2021 02:23:15 PM 2 pgs
Fees: $13.00 Taxes: $2,109.00
20211119-0154324

Prepared By ~~and Return to:~~
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $570,000.00.

Affiant

File Number: 21090951

Subscribed and sworn to before me, this 15th day of November, 2021.

Notary Public
My Commission Expires: 7-7-25

JAMES CLIFFORD HELMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Aristidis Howard Sirinakis and Ashley Jaclyn Sirinakis	US Bank	091 12 0U 002.00
4602B Illinois Ave	9380 Excelsior Blvd	
Nashville, TN 37209	Hopkins MN 55343	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stoney Courville, a single man, and Sarah J. Courville, a single woman, as joint tenants with rights of survivorship**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Aristidis Howard Sirinakis and Ashley Jaclyn Sirinakis, husband and wife,** hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit B of Homes at 4602 Illinois Avenue, a horizontal property regime with private elements located at Nashville, Davidson County, Tennessee, and described in a declaration of covenants, conditions, and restrictions for homes at 4602 Illinois Avenue, a horizontal property regime with private elements, of record as Instrument No. 20180920-0093272, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements, Restrictive Covenants, Conditions, and Regulations imposed upon and relating to the Units, Property, Co-Owners and Tenants of Homes at 4602 Illinois Avenue, a horizontal property regime with private elements. Contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180920-0093272, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Stoney Courville, a single man, and Sarah J. Courville, a single woman, as joint tenants with rights of survivorship, by Warranty Deed from John R. Rudolph, III and Mindy G. Rudolph, husband and wife, of record in Instrument No. 20190722-0071631, Register's Office for Davidson County, Tennessee, dated July 9, 2019, and recorded on July 22, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4602B Illinois Ave, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Return to:
[illegible] Title and Escrow, LLC
[illegible] Avenue South
[illegible], TN 37212
0-BMR21 4602 B

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 hand this 15th day of November, 2021.

Stoney Courville

Sarah J. Courville

State of Louisiana
~~County of~~ Calcasieu
Parish

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Stoney Courville and Sarah J. Courville with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lake Charles, La, this 15th day of November, 2021.

Cynthia Ann Benoit
Notary Public at Large
My Commission Expires: Death

CYNTHIA ANN BENOIT - #1485
NOTARY PUBLIC
MY COMMISSION IS FOR LIFE
CALCASIEU PARISH, LA