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Name and Address of New Owner:
Alexandria Northcutt and Matthew Joseph
5427 Kentucky Avenue
Nashville, TN 37209

Send Tax Bills To:

This Instrument Prepared By:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 824767 DEEDWARR
03/18/2022 12:31:36 PM 2 pgs
Fees: $13.00 Taxes: $2,297.70
20220318-0031759

Map & Parcel No: 091-06-4L-002.00

WARRANTY DEED

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, **Tara Ladd and Brooke K. Schiferle, spouses, married to each other**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alexandria Leigh Northcutt, an unmarried woman and Matthew Ryan Joseph, an unmarried man, as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain unit located in Davidson County, Tennessee, being Unit No. 5501D of 5501 Kentucky Avenue, a Horizontal Property Regime With Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 5501 Kentucky Avenue, a Horizontal Property Regime With Private Elements of record in Instrument No. 20180213-0014244, as amended at Instrument No. 20180301-0019349, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" to said amendment of said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Tara Ladd and Brooke K. Schiferle, spouses, married to each other, from Jenkins Development Company, LLC, a Tennessee limited liability company, by Warranty Deed dated September 28, 2018 and recorded October 2, 2018 in Instrument #20181002-0097590, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 11th day of March, 2022.

_____ (SEAL)
Tara Ladd

_____ (SEAL)
Brooke K. Schiferle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of March, 2022, before me personally appeared Tara Ladd and Brooke K. Schiferle, 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 11th day of March, 2022.

_____
Notary Signature
My commission expires:

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $621,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 11th day of March, 2022.

_____
Notary Signature
My commission expires: