PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE,
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $647,550.00.

Hope Bridges
Affiant

Subscribed and sworn before me this the 8th day of April, 2022.

Kim Murray
Notary Public
My commission expires: 3/7/26

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 838839 DEEDWARR
04/13/2022 08:57:50 AM 2 pgs
Fees: $13.00 Taxes: $2,395.94
20220413-0042585

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Andrew Dill 918 B Elvira Ave Nashville, TN 37216	New Owner	072-06-1A 002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DENTON LEE KANOUFF, III AND DANIELLE MARIE KANOUFF, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANDREW T. DILL, AN UNMARRIED MAN AND ANDREW BAKER, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 918 B, together with the appurtenant interest in the common elements of, Townhomes at 918 Elvira Avenue, a Horizontal Property Regime with Private Elements as set out in the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20160315-0024667, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being the same property conveyed to Denton Lee Kanouff, III, and Danielle Marie Kanouff, husband and wife, by deed dated 12/29/2016, from Stratos Development Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20170104-0000819, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 918 B Elvira Ave, Nashville, TN 37216.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 hand this the 8th day of April, 2022.

Denton Lee Kanouff, III

Danielle Marie Kanouff

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Denton Lee Kanouff, III and Danielle Marie Kanouff, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of April, 2022.

My commission expires:
9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY