WARRANTY DEED

Karen Johnson Davidson County
Batch# 849707 **DEEDWARR**
05/02/2022 02:17:28 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20220502-0050834

File No. BC-22-233

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2022

Notary Public

MY COMMISSION EXPIRES: 3/3/2024

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON ANGELA Y. POSTON-WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Drew	CapStar	
(NAME)	(NAME)	
927A West Avenue	2002 Richard Jones Rd # 300A	072-13-0U-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Caley Elena Stothers and Cody Lee Austin Stothers, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Drew, a single man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Unit A of the Homes at 927 West Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions for the Homes at 927 West Ave., and By Laws appended thereto, establishing a Horizontal Property Regime of The Homes at 927 West Ave, of record in Instrument 20160817-0085699, said Register's Office.

Being the same property conveyed to Caley Elena Stothers and Cody Lee Austin Stothers, as tenants by entirety by Quitclaim deed from Caley Elena Caito of record in Instrument No. 20181022-0104692 Register's Office for Davidson County, Tennessee, dated October 17, 2018 and recorded on October 22, 2018.

This is property more commonly known as 927A West Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we

do covenant with the said GRANTEES 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 GRANTEES, 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 this 28th day of April, 2022.

Caley Elena Stothers by Lux attorney in fact

Caley Elena Stothers by Ryan Lux,
her Attorney-In-Fact

Cody Lee Austin Stothers by Lux attorney in fact

Cody Lee Austin Stothers by Lux,
his 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, the within named, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Caley Elena Stothers and Cody Lee Austin Stothers, and that this instrument was executed on behalf of the said Caley Elena Stothers and Cody Lee Austin Stothers for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. _____ in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 28th day of April, 2022.

Notary Signature
My commission expires:

