RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-7774-2022

Karen Johnson Davidson County
Batch# 853355 DEEDWARR
05/11/2022 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20220511-0053630

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00.

Megan Paulus
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2022

NOTARY PUBLIC

My commission expires: _____

KAZ ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2025

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Juneau 915 Elvira Avenue, Unit A Nashville, TN, 37216	Same address as new owner	072-06-1J-001.00 CO

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED FIVE THOUSAND AND 00/100 Dollars ($705,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KRIS WHITAKER AND AMY WHITAKER**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DAVID JUNEAU, A SINGLE PERSON**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 915A (formerly Unit No. 1) shown on Exhibit "B" of the Declaration Establishing a Horizontal Property Regime for The 915 Elvira Avenue Townhomes (pursuant to Tennessee Code Annotated, Section 66-27-101, et seq.) of record in Instrument No. 20160713-0071523, as amended in Instrument No. 20180613-0056726, Instrument No. 20180721-0067770, Instrument No. 20180721-0067771 and Instrument No. 20180905-0087643, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Kris Whitaker and Amy Whitaker, husband and wife from Steve R. Griffith, unmarried, by Special Warranty Deed dated 09/05/2018 and recorded 09/07/2019 in Instrument No. 20180907-0088685, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ___ improved property, known as: 915 Elvira Avenue, Unit A, Nashville, TN 37216

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 29th day of April, 2022

GRANTOR(S)

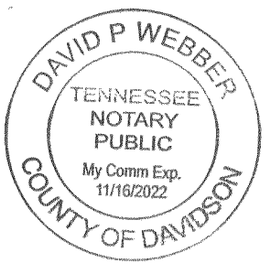
Kris Whitaker

Amy Whitaker

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Kris Whitaker and Amy Whitaker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29 day of April, 2022.



Notary Public

David Webber

Printed Notary Name

My commission expires: 11/16/22

True Copy Certification

I, **Kaz Arbogast,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 29th day of April, 2022.

Affiant Signature
Date 04/29/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29th day of April, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3.7.23

