WARRANTY DEED

Karen Johnson Davidson County
Batch# 861367 DEEDWARR
05/23/2022 03:30:57 PM 2 pgs
Fees: $13.00 Taxes: $2,904.50
20220523-0059830

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

B-EH-22-526

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cory Dubray **Julie Dubray and Drew Dubray**		
(NAME)	(NAME)	
526 Hamilton Ave		**105-07-0C-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FIVE TWENTY SIX HAMILTON AVE., LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CORY DUBRAY, A SINGLE MAN, AS TO A 50% INTEREST, AND DREW DUBRAY AND JULIE DUBRAY, HUSBAND AND WIFE, AS TO A 50% INTEREST, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of 526 Hamilton Townhomes as established by Declaration of Covenants, Conditions and Restrictions filed in Instrument Number 20130126-0008444, as amended in Instrument Number 20130320-0027462, in the Register's Office for Davidson County, Tennessee, said Units being depicted on Exhibit C of said Declaration.

Being the same property conveyed to The Cumberland Holdings Company, LLC by Warranty deed from Ronnie E. Shores, Married of record in Instrument No. 20130115-0004555 Register's Office for Davidson County, Tennessee, dated January 11, 2013 and recorded on January 15, 2013.

Being the same property conveyed to 526 Hamilton & 1406 Pillow, LLC by Quitclaim deed from The Cumberland Holdings Company, LLC of record in Instrument No. 20130320-0027463 Register's Office for Davidson County, Tennessee, dated March 15, 2013 and recorded on March 20, 2013.

Being the same property conveyed to Five Twenty Six Hamilton Ave., LLC by Quitclaim deed from 526 Hamilton & 1406 Pillow, LLC of record in Instrument No. 20131101-0113478 Register's Office for Davidson County, Tennessee, dated October 29, 20013 and recorded on November 01, 2013.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Minute Book 1, Page 97, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130125-0008444, as amended in Instrument Number 20130320-0027462, Register's Office for Davidson County, Tennessee.
- Charter of 526 Hamilton Townhomes Homeowner's Association, Inc. of record in Instrument Number 20130125-0008443, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Instrument Number 20130619-0062558, in the Register's Office for Davidson County, Tennessee.
- Modification Agreement of record in Instrument Number 20210901-0118086, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **526 Hamilton Ave, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 19th DAY OF MAY, 2022.

Five Twenty Six Hamilton Ave., LLC

By: Ewing Holdings, LLC

Anthony E. Ewing, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony E. Ewing, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be the Member of Ewing Holdings, LLC, which is the Member of Five Twenty Six Hamilton Ave., LLC, the within named bargainor, a limited liability company, and that he as such Member of Ewing Holdings, LLC, and being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of Ewing Holdings, LLC which is the Member of Five Twenty Six Hamilton Ave., LLC.

Witness my hand and official seal, this the 19th day of May, 2022.

Notary Public
My Commission Expires: 1/11/26

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/11/2026
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212