THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 871323 DEEDWARR
06/14/2022 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,877.12
20220614-0067546

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Coure Homes LLC 118 Stillwind Court Nolensville, TN 37135	Owner	118-01-0-377.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Alexander Coure, Jr. and Seigrid A. Coure, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Coure Homes LLC, a Limited Liability Company**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, situated in the 7th, formerly the 10th, Civil District of said County and described as follows:

Beginning on the southerly margin of Knox Avenue, 50 feet eastwardly from the northeasterly corner of Lot No. 8 as shown on the Map of W, D. Gale's Kirkwood Addition, as of record in Book 332, page 76, Register's Office for Davidson County, Tennessee: thence eastwardly with the southerly margin of Knox Avenue 50 feet; thence southwardly and parallel with the easterly line of said Lot No. 8, 175 feet to the northerly margin of a 12-foot alley; thence westwardly with the margin of said alley 50 feet to a point 50 feet eastwardly from the easterly line of Lot No. 8: thence northwardly and parallel with the easterly line of said Lot No. 8, 175 feet to the point of beginning.

Being the same property conveyed to Alexander Coure, and wife, Mildred O. Coure, by Warranty Deed from Herschel Leo Smith and wife, Virginia Smith of record in Book 4045, page 901, dated August 4, 1966 and recorded on August 10, 1966, Register's office for Davidson County; being further conveyed to Alexander Coure, Jr. and wife, Seigrid A. Coure by Quit Claim Deed from Mildred O. Coure of record in Instrument number 20000911-0089868, dated September 4, 2000 and recorded on September 11, 2000, Register's office for Davidson County.

This property is commonly known as 903 Knox Avenue, Nashville, TN 37204
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 3RD **day of June, 2022:**

Alexander Coure Jr.
Alexander Coure Jr.

Seigrid A. Coure
Seigrid A. Coure

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alexander Coure Jr.** and **Seigrid A. Coure,** the bargainors, 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 official seal, this 3RD day of June, 2022:

Notary Public

My Commission Expires: _____

M. AARON FORTNER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
EXPIRES MAY 9, 2026

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$777,601.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 3RD DAY OF June, 2022:

Notary Public

My Commission Expires: _____

M. AARON FORTNER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
EXPIRES MAY 9, 2026

Certificate of Authenticity
for Electronically Filed Document

I, W. Aaron Fortner, 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 6/3/2022 (date of document).

Date: 6/7/2022

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 7th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY