Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $645,000.00

Affiant

Subscribed and sworn to before me this 9th day of June, 2022.

Notary Public
My commission expires: 2/12/23

Karen Johnson Davidson County
Batch# 872265 DEEDWARR
06/15/2022 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20220615-0068507

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Alexandra Jaynes Coulton 1915 A Delta Ave Nashville TN 37206	Pinnacle Bank 1717 Mallory Lane Brentwood, TN 37027	081-08-1B-001-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Stephanie Renee Sproull, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Alexandra Jaynes Coulton and Chris Michael Backner, wife and husband,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit A of The Plan of 1915 Delta Avenue Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Declaration of Covenants, Conditions and Restrictions for 1915 Delta Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160115-0004396, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephanie Renee Sproull FKA Stephanie Renee Sproull Wren, a single woman by deed from Justin N. Cutler, unmarried, of record in Instrument No. 20170601-0054519, Register's Office for Davidson County, Tennessee, and dated May 31, 2017.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable

8. All matters appearing on the plan of 1915 Delta Avenue Townhomes of record in Instrument No. 20160115-0004396 Register's Office for Davidson County, Tennessee.

9. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20160115-0004396 in the official records of the Davidson County Register of Deeds.

10. Subject to the Master Deed, recorded as Instrument #20160115-0004396 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 1915A Delta Avenue, Nashville, TN 37208

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 8 day of June, 2022.

Stephanie Renee Sproull

Stephanie Renee Sproull

STATE OF Colorado
COUNTY OF Arapahoe

On this 8th day of June, 2022, before me personally appeared Stephanie Renee Sproull, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of June, 2022.

Michele P. LaRoe

Notary Signature Michele P. LaRoe
My commission expires: 11-06-2024

MICHELE P LAROE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974011493
MY COMMISSION EXPIRES NOVEMBER 6, 2024

I, Sheri Engel, 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 8th day of June, 2022

Sheri Engel

Dated 6/9/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 9th day of June, 2022

My commission expires: 11-16-25

Jennifer Bennett
Notary Public

