Karen Johnson Davidson County
Batch# 885416 DEEDWARR
07/07/2022 11:55:19 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20220707-0078460

WARRANTY DEED

April G. Nichols State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $490,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/06/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10-24-2023

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3802

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ashton Brooke-Alexis Spyridon	SAME OWNER	091-05-0W-048.00-CO
700 James Avenue, #40		
Nashville, TN 37209		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Ryan M. Honious and Alyssa Kawata, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ashton Brooke-Alexis Spyridon

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, TO-WIT:

Land in Davidson County, Tennessee, being Unit 48 of the Rows of the Annex, as contained in Master Deed, of record in Instrument No. 20170501-0042517, shown on the plat attached as "Exhibit B" to the Declaration of Covenants, Conditions, and Restrictions for 670 James Ave., a Horizontal Property Regime with Private Elements, of record in Instrument No, 20180516-0046957, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ryan M. Honious, a single man by Warranty deed from 670 James Avenue, LLC of record in Instrument No. 20190517-0046909 Register's Office for Davidson County, Tennessee, dated May 10, 2019 and recorded on May 17, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 700 James Avenue, #40 Nashville, TN 37209

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on July 6, 2022.

Ryan M. Honious

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Ryan M. Honious, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 6, 2022.

Notary Public

My Commission Expires: 9/20/25

File #: 2022-3802

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027



Witness my hand on July 6, 2022.

Alyssa Honious

Alyssa Kawata AKA Alyssa Honious

STATE OF Virginia

COUNTY OF Chesapeake

Personally appeared before me, **by audio-visual communication**, a Notary Public of said County and State, Alyssa Kawata, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 6, 2022.

Notary Public

My Commission Expires: 10/31/2025

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC ·

Brenda Turner

REGISTRATION NUMBER
7920382
COMMISSION EXPIRES
October 31, 2025

Notarized online using audio-video communication

File #: 2022-3802

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027