WARRANTY DEED

This instrument prepared by:& **Return to:**
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3344231

~~Remmxxx~~

Karen Johnson Davidson County
Batch# 892285 DEEDWARR
07/21/2022 03:24:30 PM 4 pgs
Fees: $23.00 Taxes: $2,960.00
20220721-0083787

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value for this transfer, whichever is greater, is $ $800,000.00.

Affiant

Subscribed and sworn to me, this the 21 day of July, 2022.

Notary Public

My commission expires: 9.2.2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Property Address:	**Parcel ID:**
6003A New York Avenue Nashville, TN 37209	091-02-4V-001.00
Property owner: **Ian Raffalovich & Bethany Cones**	**Mail tax bills to:** **New Owner**

THIS INDENTURE is made effective the 21st day of July, 2022, by **Brendan P. Walker and Ashley M. Walker, husband and wife, First Parties, for the purpose** of conveying the premises described herein to Ian Raffalovich, an unmarried man & Bethany Cones, an unmarried woman Second Parties. Whenever in this instrument a pronoun is **used, it shall be construed to represent** either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Party, for and in consideration of the **sum of One and No/100 DOLLARS** ($1.00) and other good and valuable consideration to them in hand paid **by Second Parties, the receipt of** which is hereby acknowledged, have granted, bargained, sold and conveyed, **and to hereby grant, bargain sell** and convey unto the said Second Parties the following described premises, to-wit:

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 A of Homes at 6003 New York Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 6003 New York Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20190501-0040301, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 6003 New York Avenue, a Horizontal Property Regime with Private

Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20190501-0040301, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Brendan P. Walker and Ashley M. Walker, husband and wife, by Warranty Deed dated July 16, 2020 from White Pines Building Group, LLC, a Tennessee limited liability company, recorded July 17, 2020 at Instrument No. 20200717-0078732, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, though, or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Homes at 6003 New York Avenue, of record at Instrument No. 20190501-0040301and Restrictions, covenants, condition, reservations and easements (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), recorded at Instrument No. 20190501-0040301 and Instrument No. 20190830-0087577, in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2022, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Brendan P. Walker

Ashley M. Walker

Ashley M. Walker

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Brendan P. Walker**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 18th day of May, 2022.

NOTARY PUBLIC

My Commission Expires: 10-2-2023

TYLER W. PARKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct. 2, 2023

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Ashley M. Walker**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 18th day of May, 2022.

NOTARY PUBLIC

My Commission Expires: 10-2-2023

TYLER W. PARKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct. 2, 2023

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5-18-2022.

Affiant Signature

5-18-2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 18th day of May, 2022.

Notary Signature

My Commission Expires: 11-19-23

