WARRANTY DEED

Karen Johnson Davidson County
Batch# 895349 DEEDWARR
07/28/2022 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20220728-0086187

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$720,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of July, 2022.

Notary Public

My commission expires:

(AFFIX SEAL)

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-19-2023

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Julie Reimers, Robert J. Reimers, II, Anna Reimers, Austin Hoepfner	**OWNER**	**Map 091-02-0-2U Parcel 001.00co**
6113 D Louisiana Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael J. Cutri and Kristen L. Cutri, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Julie Reimers and Robert J. Reimers II, (Robert J. Reimers, II also known as Robert J. Reimers) wife and husband, as tenants by the entirety as between themselves as to an undivided 49% interest, and as tenants in common with the right of survivorship with Anna Reimers, a single person as to an undivided 25.5% interest and as tenants in common with Austin Hoepfner, a single person, as to an undivided 25.5 % interest

HEREINAFTER CALLED THE GRANTEES, 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 D together with the appurtenant interest in the common elements of The Louisiana Nations, a horizontal property regime with private elements established by Declaration of Covenants, Conditions, and Restrictions for the Louisiana Nations, a Horizontal Property Regime, in Instrument No. 20190821-0084116, and Amended in Instrument No. 20190827-0086418 and Scrivener' s Affidavit Instrument No. 20190829-0087249, Registers Office for Davidson County, Tennessee, said unit being depicted on the Site Plat attached to Amendment of record in Instrument No. 20190827-0086418 and Scrivener's Affidavit of record in Instrument No. 20190829-0087249, Registers Office for Davidson County, Tennessee.

BEING the same property conveyed to Michael J. Cutri and Kristen L. Cutri, husband and wife, by Warranty Deed dated June 17, 2020 from 6115 Louisiana Avenue LLC, a Tennessee limited liability company, of record in instrument No. 20200618-0064124, Register's Office of Davidson County, Tennessee.
This instrument is being executed on behalf of Michael J. Cutri, pursuant to a Power of Attorney executed by him on the 18th day of July, 2022, of record in Instrument No. 202207280086184, Register's Office for Davidson County, Tennessee.
Conveyance of the above described property is subject to the following: 1) The Plan as shown on the Amendment No. 1 of the Declaration of Covenants, Conditions and Restrictions for The Louisiana Nations, of record in Instrument No. 20190827-0086418, Scrivener's Affidavit of record in Instrument No. 20190829-0087249, said Register's Office. 2) Declaration of Covenants, Conditions and Restrictions for The Louisiana Nations, of record in Instrument No. 20190821-0084116, amended in Instrument No. 20190827-0086418, Scrivener's Affidavit of record in Instrument No. 20190829-0087249, Register's Office for Davidson County, Tennessee.
3) All matters as shown on the Plan of record in Book 161, page 75, said Register's Office. 4) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **6113 D Louisiana Avenue, 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 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 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/our hand(s) this 25th day of **July, 2022.**

Michael J. Cutri by Kristen L. Cutri Attorney-in-Fact

Michael J. Cutri by Kristen L. Cutri, Attorney-in-Fact

Kristen L. Cutri

Kristen L. Cutri

STATE OF SC)
COUNTY OF Greenville)

Personally appeared before me, a Notary Public of said County and State, **Kristen L. Cutri,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Greenville (city), SC (state), this 25th day of **July, 2022.**

Notary Public (seal)

WILLIAM E SHERMAN JR
Notary Public, State of South Carolina
My Commission Expires May 12, 2030

My Commission Expires:

WILLIAM E SHERMAN JR NOTARY PUBLIC SOUTH CAROLINA

STATE OF SC)
COUNTY OF Greenville)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Kristen L. Cutri**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Michael J. Cutri**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Michael J. Cutri**, for the purpose therein contained, by signing the name of **Michael J. Cutri**, by herself as Attorney-in-Fact.

Witness my hand and official seal at Greenville (city), SC (state), this 25th day of **July, 2022.**

Notary Public

My Commission Expires:

WILLIAM E SHERMAN JR
Notary Public, State of South Carolina
My Commission Expires May 12, 2030

WILLIAM E SHERMAN JR NOTARY (seal) PUBLIC SOUTH CAROLINA

True Copy Certification

I, **Pam Autry,** 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 the 27th day of July, 2022.

Affiant Signature
Date 07/27/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27th day of July, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

