Karen Johnson Davidson County
Batch# 896331 DEEDWARR
07/29/2022 02:41:30 PM 4 pgs
Fees: $23.00 Taxes: $1,949.90
20220729-0086758

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37207-06-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $527,000.00. Affiant Subscribed and sworn to before me this 29th day of July, 2022. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bryan Lee 2504 Colbert Drive Nashville, TN 37206	Veterans United 1400 Veterans United Dr. Columbia MO 65203	Map and Parcel No.: 084 01 0F 009.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, James Cartter Kerr, a married man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Bryan Lee, a single man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2504 Colbert Drive, Nashville, Davidson County, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Jessica Marks Kerr, wife of James Cartter Kerr, joins in the execution of this instrument for the purpose of conveying to Grantee all of her interest in the subject property, marital or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of July, 2022.

GRANTOR:

James Cartter Kerr

Jessica Marks Kerr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Cartter Kerr and Jessica Marks Kerr, 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, at office, this 29th day of July, 2022.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 9, Joule, as described in the Declaration of Covenants, Conditions and Restrictions for Joule, of record in Instrument No. 20160815-0084729, as amended in Instrument No. 20170426-0041065 and in Instrument No. 20171204-0123409, Register's Office for said County, 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, the plat filed as Exhibit "C" to said Declaration and By-laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to James Cartter Kerr, a married man by Warranty Deed from Joule, LLC, of record in Instrument No. 20170629-0065498, in the Register's Office of Davidson County, Tennessee, dated June 27, 2017 and recorded on June 29, 2017.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2022 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee.
2. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160815-0084729, as amended in Instrument No. 20170426-0041065 and in Instrument No. 20171204-0123409.
3. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20151102-0111071.
4. Easement for Sanitary Sewers and or Storm Drainage, recorded in Book 4154, Page 190.
5. Easement for Public Access, recorded in Instrument No. 20160518-0049528.
6. Easement for Right of Way, recorded in Instrument No. 20151221-0128088 and Instrument No. 20160108-0002230.
7. Easement recorded in Book 2903, Page 520; Book 3498, Page 632 and Instrument No. 20180207-0012285.
8. Agreement for Maintenance of Landscape Buffer as set forth in instrument recorded in Instrument No. 20160815-0084730.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 7/29/22

GEORGE E. MUDTER, JR.
Dated 7/29/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 7/29/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

