Karen Johnson Davidson County
Batch# 922003 DEEDWARR
09/27/2022 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20220927-0106964

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $670,000.00 Affiant Subscribed and sworn to before me, this 26 day of September 2022. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Kelsey Grant and Colin Flynn 672 Annex Ave Unit B Nashville, TN 37209	Send Tax Bills to: New Owner 672 Annex Ave, Unit B Nashville, TN 37209	Tax Information: Tax Parcel ID No. 090-08 -0Q-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAURA ELIZABETH JOHNSON** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KELSEY GRANT AND COLIN FLYNN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being Unit B on the Plan of 672 Annex Avenue Homes, a horizontal property regime with private elements, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for 672 Annex Avenue Homes, a horizontal property regime with private elements, of record in Instrument No. 20170222-0017603, 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 672 Annex Avenue Homes provided in said Declaration, together with the By-Laws appended thereto, the plat filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Laura Elizabeth Johnson , an unmarried woman by Warranty deed from Joshua Donnell, married man of record in Instrument No. 20180104-0001191 Register's Office for Davidson County, Tennessee, dated December 29, 2017 and recorded on January 04, 2018. (Value of consideration shown in aforementioned deed $417,400.00.)

This is improved property commonly known as: **672 ANNEX AVE UNIT B NASHVILLE, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

Wesley Richard Hooper joins as spouse of Laura Elizabeth Johnson to convey any marital interest in the subject property that they may have.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of September, 2022.

LAURA ELIZABETH JOHNSON

WESLEY RICHARD HOPPER

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAURA ELIZABETH JOHNSON AND WESLEY RICHARD HOPPER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of September, 2022.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 08, 2025

Notary Public
My Commission Expires:

Tennessee Certification of Electronic Document

I, Margaret Philpott, 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 9/26/2022 (date of document).

Affiant Signature

9/26/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

