Karen Johnson Davidson County
Batch# 923553 DEEDWARR
09/30/2022 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,589.63
20220930-0108025

WARRANTY DEED

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$699,900.00**.

Amanda Allen
Affiant

Subscribed and sworn to before me, this the 22nd day of September, 2022.

Julie Bailey
Notary Public

My commission expires: 9-2-2024
(AFFIX SEAL)

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
Garrett Shank and Bailey Storch	New American Funding	**090-08-4F-003.00co**
623 B James Avenue	15851 N Dallas Pkwy, Ste 100	
Nashville, TN 37209	Addison, TX 75001	

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,

Gabe Feltner Construction, LLC, a Tennessee limited liability company

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

Garrett Shank, a single person, and Bailey Storch, a single person, as joint tenants with rights of survivorship

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 Nos. 623 B on the Plan of Homes at 621 & 623 James Avenue, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Homes at 621 & 623 James Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190410-0032683, First Amendment in Instrument No. 20200106-0001201, and Second Amendment of record in Instrument No. 20200407-0036747 Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 621 & 623 James Avenue, shown on Exhibit "C" to the Second Amendment to Declaration of Covenants of record in Instrument No. 20200407-0036747, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Gabe Feltner Construction, LLC, a Tennessee limited liability company by Quitclaim Deed dated July 2, 2020, from McKiss, LLC, a Tennessee limited liability company of record in Instrument No. 20200706-0072253, and as corrected by Instrument of Correction of record in Instrument No. 202209300108024, and further being part of the same property conveyed to McKiss, LLC, a Tennessee limited liability company by Deed dated December 21, 2018, from Kiss L.P., a Tennessee limited partnership of record in Instrument No. 20181226-0124823, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20200407-0036748, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Subject to all matters of record in Plat Book 332, Page 24, said Register's Office.**

3) **Declaration of Covenants, Conditions and Restrictions for Homes at 621 & 623 James Avenue of record in Instrument No. 20190410-0032682, By-Laws appended thereto, and see First Amendment of record in Instrument No. 20200106-0001199 and**

Second Amendment of record in Instrument No. 20200407-0036748, and further see Attorneys Certificate of record in Instrument No. 20200728-0082892, said Register's Office.

4) **Charter of 621 & 623 James Avenue Townhouse Corporation of record in Instrument No. 20200702-0071845, said Register's Office.**

5) **Restrictive Covenants for Detached Structure of record in Instrument No. 20210525-0070436, said Register's Office.**

6) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.**

This is improved property, known as 623 B James 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 22nd day of September, 2022.

Gabe Feltner Construction, LLC, a Tennessee limited liability company

By: _____
Gabriel D. Feltner, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Gabriel D. Feltner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **sole member** of **Gabe Feltner Construction, LLC**, within named bargainor, **a Tennessee limited liability company**, and that he as such **Sole Member,** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Tennessee limited liability company** by himself as such **sole member.**

Witness my hand and official seal at Nashville, Tennessee, this **22nd day** of **September, 2022.**

_____
Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/30/2022 ____ (date of document).

Affiant Signature

09/30/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 30 day of September, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025