Karen Johnson Davidson County
Batch# 949611 DEEDWARR
12/08/2022 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20221208-0128044

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

G-P-22-02905-102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF DECEMBER, 2022.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ilex Pounders and Sarah J. Pounders	NEW OWNER	
(NAME)	(NAME)	118-01-0P-102.00-CO
PO Box 23281		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37202		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALLISON ELIZABETH LEE, TRUSTEE OF THE ALLISON ELIZABETH LEE SEPARATE PROPERTY TRUST DATED AUGUST 19, 2010,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ILEX POUNDERS AND SARAH J. POUNDERS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 102, 12th Avenue Owners Condominium, as shown on declaration of record in Instrument 20110324-0022880, Amended at Instrument Nos. 20110325-0023142 and 20110328-0023786, Corrected at Instrument No. 20110330-0024536, in the register's office, Davidson County, Tennessee, to which plat reference in hereby made for a more particular description of said unit.

Being the same property conveyed to Allison Elizabeth Lee, trustee of the Allison Elizabeth Lee Seperate Property Trust by Warranty deed from Infini Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20220617-0069980 Register's Office for Davidson County, Tennessee, dated June 15, 2022 and recorded on June 17, 2022.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20110324-0022880, as corrected by Scrivener's Affidavit of record in Instrument Number 20110330-0024536, and as amended in Instrument Number 20110325-0023142 and Instrument Number 20110328-0023786, Register's Office for Davidson County, Tennessee.
- Charter for 12th Avenue Owners' Association of record in Instrument Number 20091007-0093509 and 20110325-0023141, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20091006-0093140, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 200808110082116, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20080811-0082119, in the Register's Office for Davidson County, Tennessee.
- Easement Grant to Comcast of record in Instrument Number 20090108-0002143, in the Register's Office for Davidson County, Tennessee.
- Application to combine parcels of record in Instrument Number 20080908-0091479, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee.
- Right of Way for Paris Avenue, 12th Avenue South and Kirkwood Avenue.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2905 12th Ave S, Unit 102, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 7th DAY OF DECEMBER, 2022.

Allison Elizabeth Lee Separate Property Trust dated August 19, 2010

BY: Allison Elizabeth Lee
Allison Elizabeth Lee
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLISON ELIZABETH LEE, TRUSTEE of ALLISON ELIZABETH LEE SEPARATE PROPERTY TRUST DATED AUGUST 19, 2010, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 7th of December, 2022.

Notary Public
My Commission Expires:
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 December 8, 2022 (date of document).

Affiant Signature

December 8, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 8th day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023