Karen Johnson Davidson County
Batch# 955917 DEEDWARR
12/28/2022 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20221228-0133317

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-5430

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of December, 2022

Notary Public

Commission Expires: 7/4/2024

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Christian Jahn and Isbella Davenport 6309 James Ct Nashville, TN 37209	NEW OWNERS 6309 JAMES COURT NASHVILLE TN 37209	090-08-4O-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Atkins and Associates Homebuilders, Inc.** a Tennessee corporation HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christian Jahn, an unmarried man and Isbella Davenport, an unmarried woman,** 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 B of James Court Cottages, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements located at Nashville, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for James Court Cottages, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements, of record in Instrument No. 20210713-0094354, 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 James Court Cottages, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements, the plat files as Exhibit "B" to said Declaration appearing in Instrument No. 20210713-0094354, and bylaws appended thereto as Exhibit "D", said Register's Office, as amended at Instrument No. 20210713-0094354, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Atkins and Associates Homesbuilders, Inc. by Warranty Deed from John Wesley Bates, Jr., Danny Clark Bates, Anthony Lane Bates and Sharon Renee Kemp, sole heirs at law of Shirley S. Bates, of record in Instrument No. 20210604-0075456 Register's Office for Davidson County, Tennessee, dated June 1, 2021 and recorded on June 4, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6309 James Ct, 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, their heirs and assigns forever; and we so covenant with 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.

Dated this the 27th day of December, 2022.

Atkins and Associates Homebuilders, Inc., a Tennessee Corporation

By: _____
Thomas Joseph Atkins, Owner/President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Joshua A. Terry of the state and county mentioned, personally appeared Thomas Joseph Atkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Owner/President of Atkins and Associates Homebuilders, Inc., the within named bargainor, a Corporation, and that such Thomas Joseph Atkins as such Owner/President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Owner/President.

Witness my hand and seal, at office in Brentwood, TN, this 27th day of December, 2022.

_____
Notary Signature

Printed Name: Joshua A. Terry

My commission expires: _____

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 27, 2022**.

Date

Affiant Signature

December 28, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28** day of **December**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON