Karen Johnson Davidson County
Batch# 979063 DEEDWARR
03/09/2023 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,923.00
20230309-0017171

WARRANTY DEED

WESTMORELAND TENNESSEE NOTARY PUBLIC My Comm Exp. 02-22-26 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

File #23-DM-1699-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cayenne House 518, LLC	New Owner	
(NAME)	(NAME)	**105 11 0O 001.00**
1373 N. Atlantic Ave.		
(ADDRESS)	(ADDRESS)	
New Smyrna Beach, FL 32169		
(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, **WILLIAM J. MASSEY AND KELLY W. MASSEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAYENNE HOUSE 518, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1699 of 1701 Allison Place Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1701 Allison Place Townhomes, a Horizontal Property Regime, of record in Instrument No. 20160128-0008517 as amended in Instrument No. 20160517-0049380, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to William J. Massey and Kelly W. Massey, by Warranty Deed from E3 Construction Services, LLC, a Tennessee Limited Liability Company, of record in Instrument no. 20160628-0065602, in the Register's Office of Davidson County, Tennessee, dated June 23, 2016 and recorded on June 28, 2016.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Allison Subdivision, as recorded in Plat Book 547, Page(s) 74.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160128-0008517, as amended in Instrument No. 20160517-0049380.
*Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Instrument No. 20060601-0064558, rerecorded in Instrument No. 20060609-0069003.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1699 Allison Place, Nashville, TN 37203**.

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 9th day of March, 2023.

William J. Massey

Kelly W. Massey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of March, 2023, before me personally appeared William J. Massey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of March, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of March, 2023, before me personally appeared Kelly W. Massey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of March, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Scott Hubbard, 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 March 9, 2023.

Date

A. Scott Hubbard

Affiant Signature

March 9, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9th day of March, 2023

Wesley Blow

Notary's Signature

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)