THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444189**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is. $625,000.00 Affiant Subscribed and sworn to before me, this 1st day of May, 2023 Notary Public My Commission Expires 5-9-26

Karen Johnson Davidson County
Batch# 998422 DEEDWARR
05/02/2023 09 54 23 AM 2 pgs
Fees $13 00 Taxes $2,312 50
20230502-0032303

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Austin Joannes and Laura Joannes 401 Bowling Avenue, Unit 76 Nashville TN 37205	Send Tax Bills To· New Owner	Tax Information· Tax Parcel ID No 104-13-0A-068 00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alan Seth Lewis and Trisha Cohen Lewis, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Austin Joannes and Laura Parsons Joannes, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows.

Land in Davidson County, Tennessee, being Building Site No 68, also designated as Unit No 76, on the Plan of Richmeade Place, Section Four, a Planned Unit Development, of record in Plat Book 5210, page 16, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to ALAN SETH LEWIS AND TRISHA COHEN LEWIS, HUSBAND AND WIFE, by deed from PETER WINKLE AND ELIZABETH V. RANDALL-WINKLE, of record in Instrument No. 20180820-0082077 , dated August 15, 2018 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 104-13-0A-068 00 CO

Matters shown on the Plan of record in Plat Book 5210, page 16, said Register's Office

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4941, page 637, as amended by Amendment to Declaration of Covenants, Conditions, and Restrictions for Richmeade Place and By-Laws of record in Book 5036, page 338, and Book 5213, page 945, said Register's Office

Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5238, page 385, and Book 5408, page 210, said Register's Office

Easement granted unto Comcast of Nashville I, LLC, of record as Instrument No 20140328-0025605, said Register's Office.

This is improved property located at 401 Bowling Avenue, Unit 76 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of May, 2023

Alan Seth Lewis

Trisha Cohen Lewis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alan Seth Lewis and Trisha Cohen Lewis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 1st day of May, 2023

Notary Public

My Commission Expires: _____

