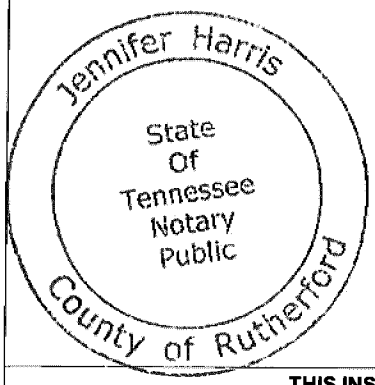


STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of May, 2023.

Notary Public

My Commission Expires: 9.21.2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Meggie Phan	NEW OWNER	091-05-0W-010.00 CO
704 James Ave.		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Janelle Ganske now known as Janelle Giles, married

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

Meggie Phan, single woman

HEREINAFTER CALLED THE GRANTEE, HER 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 No. 10 of The Rows at the Annex, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Amended and Restated Master Deed for The Rows at the Annex, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180516-0046957, as further amended in Instrument No. 20190814-0080842, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Rows at the Annex, as shown on Exhibit "B" to the Amended and Restated Master Deed in Instrument No. 20180516-0046957, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

BEING the same property conveyed to Janelle Ganske, single woman, by Warranty Deed from 670 James Avenue, LLC, a Tennessee limited liability company, dated 4/3/2020 and recorded 4/13/2020 in Instrument No. 20200413-0038556, as corrected by Deed of Correction recorded in Instrument No. 20230126-0005888, in the Register's Office of Davidson County, Tennessee.

Jonathan Giles, hereby joins in the execution of this instrument for the purpose of conveying any and all of his rights, title, and interest in the above described property by virtue of his marriage to Janelle Giles.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in Instrument No. 20200326-0032894, and all other matters of record in the Register's Office of Davidson County, Tennessee including all items set out on any application plat of record.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

Karen Johnson Davidson County
Batch# 1000303 DEEDWARR
05/05/2023 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20230505-0033656

This is improved ☒ Unimproved ☐ property known as 704 James Ave., 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 Grantee, her heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 1st day of May, 2023.

Janelle Giles

Jonathan Giles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

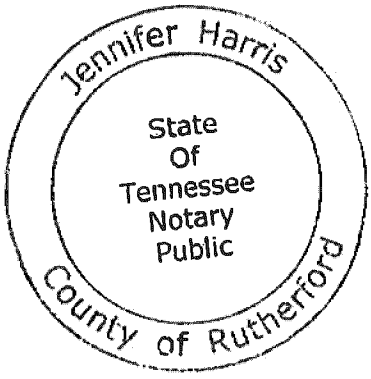
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janelle Giles and Jonathan Giles with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st of May, 2023.

Notary Public

My Commission Expires: 9-21-2024

(SEAL)



True Copy Certification

I, Jennifer Harris, 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 5.1.2023 (date of document).

Affiant Signature

5.1.2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1st day of April, 2023

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

NICK PETERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY