Karen Johnson Davidson County
Batch# 1001639 DEEDWARR
05/10/2023 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20230510-0034903

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/21/2024
(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brendan Simpkins	New Owner	Parcel ID: 081 07 2E 001.00
(NAME)	(NAME)	
1820 16th Ave N, Unit A		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kelsey M. Burk, an unmarried woman and Heath Coupens, an unmarried man, as tenants in common with right of survivorship**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brendan Simpkins**, Unmarried, 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 A, on the plan of 1820 16th Avenue North, a Horizontal Property Regime with Private Elements, filed as Exhibit "C" to and established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170825-0087682, in the Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kelsey M. Burk, an unmarried woman and Heath Coupens, an unmarried man, as tenants in common with right of survivorship, by Special Warranty Deed from Ridgemont Homes, LLC, a Tennessee Limited Liability Company, dated May 24, 2019 and recorded May 28, 2019 in Instrument No. 20190528-0050226, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1820 16th Ave N, Unit A, Nashville, TN 37208

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 do 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.

Witness our hands this 8th day of May, 2023.

Kelsey M. Burk

STATE OF TENNESSEE

COUNTY OF SUMNER

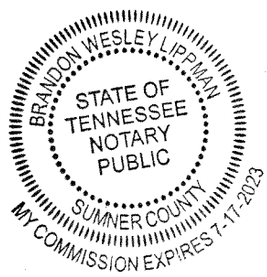
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kelsey M. Burk, an unmarried woman the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of May, 2023.

Notary Public

My Commission Expires: 7-17-23

(SEAL)



Heath Coupens

STATE OF TENNESSEE

COUNTY OF SUMNER

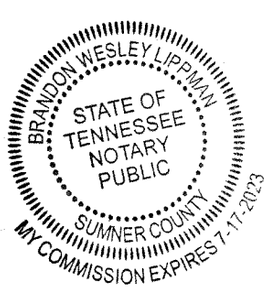
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Heath Coupens, an unmarried man, as tenants in common with right of survivorship, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of May, 2023.

Notary Public

My Commission Expires: 7-17-23

(SEAL)



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/8/2023 (date of document).

Jennifer Russell
Affiant Signature

5/8/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 8 day of May 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

