Karen Johnson Davidson County
Batch# 1007469 DEEDWARR
05/25/2023 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20230525-0039421

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-841

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 23rd day of May, 2023

Notary Public

Commission Expires: 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Patrick Higgins and Vanessa Kumpf, Trustee(s) of Higgins-Kumpf Joint Revocable Trust dated November 13, 2015 6411 Charlotte Road Circle #204 Nashville, TN 37209	United Wholesale Mortgage, LLC PO Box 202028 Florence, SC 29502	102-04-0C-012.00-CO

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,

Gina L. Kosser, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patrick Higgins and Vanessa Kumpf, as Trustee(s) of the Higgins-Kumpf Joint Revocable Trust dated November 13, 2015

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:

Being a Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 204 as specified on the Plat show in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Flats at West Meade, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101 et.seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for The Flats at West Meade, a Condominium Development, of record in Instrument No. 20191029-0111038 amended in Instrument No. 20201008-0117351, 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 Declaration. Reference is hereby made to the Plan of The Flats at West Meade, a Condominium Development, for Placement of Units, as shown on Exhibits "C-1" and "C-2" to the Declaration of record in Instrument No. 20191029-0111038, amended in Instrument No. 20201008-0117351, said Register's Office, for a more complete identification and description of such unit.

Being a portion of the same property conveyed to Craighead Partners, LLC, a Tennessee limited liability company by Warranty deed from Wayne Greer of record in Instrument No. 20190813-0080510 Register's Office for Davidson County, Tennessee, dated August 12, 2019 and recorded on August 13, 2019.

Being the same property conveyed to Gina L. Kosser by Warranty deed from Craighead Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20210519-0067662 Register's Office for Davidson County, Tennessee, dated May 18, 2021 and recorded on May 19, 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: 6411 Charlotte Road Circle #204, 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 23rd day of May, 2023.

Gina L Kosser

Gina L. Kosser

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of May, 2023, before me personally appeared Gina L Kosser and ~~Michael~~ ~~Kosser~~, 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 23rd day of May, 2023.

Notary Signature
My commission expires: 9/17/2023

TONY K. GRUBBS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

Certificate of Authenticity

I, Joshua A. Terry, 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 5/23/2023.

Affiant Signature – Joshua A. Terry

5/24/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/24/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON