Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-23-621B

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$637,500.00**.

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2023.

Notary Public

My commission expires: _____
(AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

Karen Johnson Davidson County
Batch# 1023725 DEEDWARR
07/07/2023 02 33 44 PM 2 pgs
Fees: $13 00 Taxes $2,358.75

20230707-0052145

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Mackenzie Ganter & Joshua Hawkes	NEW OWNER	**090-08-4F-001.00co**
621B James Avenue		
Nashville, TN 37209		

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

Gabe Feltner Construction, LLC, a Tennessee limited liability company

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

Mackenzie Ganter, an unmarried woman and Joshua Hawkes, an unmarried man, as joint tenants with right of survivorship

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 No. 621B on the Plan of Homes at 621 & 623 James Avenue, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Homes at 621 & 623 James Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190410-0032683, as amended by First Amendment in Instrument No. 20200106-0001201, and by Second Amendment of record in Instrument No. 20200407-0036747, and further see Attorney's Certificate of record in Instrument No. 20200728-0082892, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 621 & 623 James Avenue, shown on Exhibit "C" to the Second Amendment to Declaration of Covenants of record in Instrument No. 20200407-0036747, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being part of the same property conveyed to Gabe Feltner Construction, LLC, a Tennessee limited liability company by Quitclaim Deed dated March 1, 2021, from McKiss, LLC, a Tennessee limited liability company of record in Instrument No. 20210302-0026241, and further being part of the same property conveyed to McKiss, LLC, a Tennessee limited liability company by Deed dated December 21, 2018, from Kiss L.P., a Tennessee limited partnership of record in Instrument No. 20181226-0124823, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as shown on Exhibit "C" of the Second Amendment to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20200407-0036747, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Subject to all matters of record in Plat Book 332, Page 24, said Register's Office for Davidson County, Tennessee.**

3) **Declaration of Covenants, Conditions and Restrictions for Homes at 621 & 623 James Avenue of record in Instrument No. 20190410-0032682, By-Laws appended thereto, First Amendment of record in Instrument No. 20200106-0001201 and**

Second Amendment of record in Instrument No. 20200407-0036747, and see Attorney's Certificate of record in Instrument No. 20200728-0082892, said Register's Office for Davidson County, Tennessee.

4) **Charter of 621 & 623 James Avenue Townhouse Corporation of record in Instrument No. 20200702-0071845, said Register's Office.**

5) **Restrictive Covenant for Detached Structure of record in Instrument No. 20210525-0070438, said Register's Office.**

6) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 621B James Avenue, 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 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 my/our hand(s) this 28th day of June, 2023.

Gabe Feltner Construction, LLC, a Tennessee limited liability company

By: _____
Gabe D. Feltner, member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **Gabe D. Feltner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **sole member** of **Gabe Feltner Construction, LLC**, within named bargainor, **a Tennessee limited liability company**, and that he as such **sole member**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Tennessee limited liability company** by himself as such **sole member.**

Witness my hand and official seal at Nashville, Tennessee, this **28th day** of **June, 2023.**

_____
Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON