THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230645077**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $755,000 00 Affiant Subscribed and sworn to before me, this 24th day of July, 2023 Notary Public My Commission Expires

Karen Johnson Davidson County
Batch# 1030258 **DEEDWARR**
07/25/2023 10 30.59 AM 2 pgs
Fees $13 00 Taxes $2,793 50

20230725-0057212

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

WARRANTY DEED

Address New Owner.	Send Tax Bills To.	Tax Information.
Neil Dilip Amin and Whitney Anne Amin 2901 Davis Avenue Nashville TN 37216	New Owner	Tax Parcel ID No. 072-10-0L-001 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, **Andrew Griffith, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Neil Dilip Amin and Whitney Anne Amin, husband and wife,** ("Grantees"), their 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 Unit "A" of The Cottages of Davis, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in the Master Deed for the Cottages of Davis a/k/a Horizontal Property Regime of 2901 Davis Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No 20150428-0037991 amendments to Horizontal Property Regime recorded in Instrument No 20150516-0045323 and Instrument No. 20150814-0081790, Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of The Cottages of Davis, a Horizontal Property Regime with Private Elements contained in said Master Deed, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No 20150428-0037991, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit

Being the same property conveyed to Andrew Griffith, a single man by Warranty deed from Jason Bockman, married of record in Instrument No 20160314-0023982 Register's Office for Davidson County, Tennessee, dated March 11, 2016 and recorded on March 14, 2016. (Value of consideration shown in aforementioned deed $349,900 00)

Heather Griffith joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Andrew Griffith

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.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable

Subject to all matters shown on the Plan of record in Plat Book 332, Page 44, Register's Office for Davidson County, Tennessee

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150728-0037991, and Notary Affidavit in Instrument Number 20150507-0041694, amended by Instrument Number 20150518-0045323, Restated in Instrument Number 20150814-0081790, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Subject to rights of others in and to the common areas and/or elements

This is improved property located at 2901 Davis Avenue Nashville TN 37216

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 20TH day of July, 2023

Andrew Griffith

Heather Griffith

STATE OF NORTH CAROLINA)
COUNTY OF IREDELL)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew Griffith and Heather Griffith, 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 20TH day of July, 2023

Notary Public
My Commission Expires 06/02/2026

CRAIG EMERSON COLEGROVE
Notary Public
Iredell Co., North Carolina
My Commission Expires June 2, 2026