Karen Johnson Davidson County
Batch# 1048534 DEEDWARR
09/11/2023 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230911-0071137

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-3465

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of September, 2023

Notary Public

Commission Expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
James Michael Coats and Gloria June Coats 3614 Brookway Drive Nashville, TN 37207	Ameris Bank 1850 Parkway Place Suite 400 Marietta, GA 30067	050-02-0A-283.00-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,

James Elson, III, a married man

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

James Michael Coats and Gloria June Coats, husband and wife

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 private element unit situated within Davidson County, Tennessee, and further known as Unit 283, of Belle Arbor Townhomes, 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 Belle Arbor Townhomes, a Townhome Planned Unit Development, (horizontal property regime with private elements), of record in Instrument No. 20171116-0117974; as corrected in Instrument No. 20171122-0119839; and as amended and supplemented in Instrument No. 20180105-0001817; Instrument No. 20190708-0066428; Instrument No. 20191112-0116482 (Ph 5B); Instrument No. 20200804-0085685; and in Instrument No. 20210303-0027665, 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, property, co-owners and tenants of Belle Arbor Townhomes, provided in said Declaration, as corrected, amended and supplemented, together with the By-Laws appended thereto, the site-plan attached as exhibit to said Declaration, as corrected, amended and supplemented, the PUD Boundary plan of record in Instrument No. 20191004-0101945 (Ph 5B), said Register's Office, is incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Christina Ashley Lunde, unmarried by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20200430-0045287 Register's Office for Davidson County, Tennessee, dated April 29, 2020 and recorded on April 30, 2020. (Value of consideration shown in aforementioned deed $223,000.00.)

Being the same property conveyed to James Elson, III, a married man by Warranty deed from Christina Ashley Lunde, unmarried of record in Instrument No. 20221018-0113743 Register's Office for Davidson County, Tennessee, dated October 12, 2022 and recorded on October 18, 2022. (Value of consideration shown in aforementioned deed $319,900.00.)

Kaila Young hereby joins in this conveyance to transfer any rights, title or interest she may have by virtue of marriage to James Elson, III.

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: 3614 Brookway Drive, Nashville, TN 37207

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 5th day of September, 2023.

James Elson, III

Kaila Young

STATE OF Colorado
COUNTY OF El Paso

On this 5th day of September, 2023, before me personally appeared James Elson, III and Kaila Young, 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 5th day of September, 2023.

Notary Signature
My commission expires:

ANGELA LENNETTE REYNOLDS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204016048
MY COMMISSION EXPIRES MAY 07, 2024

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 9/5/23.

Affiant Signature – Joshua A. Terry

9/7/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/7/23.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27