WARRANTY DEED

Karen Johnson Davidson County
Batch# 1078761 DEEDWARR
12/05/2023 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20231205-0093984

W-P-23-340

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

EMILY MANNO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER(S)
Colton Woytas and Katherine Willyerd	New owner	
(NAME)	(NAME)	
340 Queen Ave	Property	**071 08 1E 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID JAMES, II, MARRIED AND FREDDIE L. MARTIN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COLTON WOYTAS, AN UNMARRIED MAN, AND KATHERINE WILLYERD, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. B on the Plan of 338 Queen Ave Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220427-0048406, as amended by Instrument No. 20220816-0092852, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David James II, married and Freddie L. Martin, married, as tenants in common with rights of survivorship by Warranty Deed from C. Lawrence Phillips and wife, Rebecca F. Phillips a/k/a Rebecca R. Phillips of record in Instrument Number 20210930-0131720, Register's Office for Davidson County, Tennessee, dated September 21, 2021 and recorded on September 30, 2021. The herein described property is not now nor ever has been the principal place of residence of the grantors herein.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 161, Page(s) 26 & 27, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of 338 Queen Ave Townhomes of record in Instrument Number 20220427-0048406, as amended by Instrument Number 20220816-0092852, Register's Office for Davidson County, Tennessee.
- Declaration(s) of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument Number 20231009-0079330, Instrument Number 20231009-0079331 and Instrument Number 20231013-0080284, in the Register's Office for Davidson County, Tennessee.
- Charter of the 338 Queen Ave Townhomes Homeowners' Association, Inc., of record in Instrument Number 20220519-0058362, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **340 Queen Ave, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28th DAY OF NOVEMBER, 2023.

David James, II

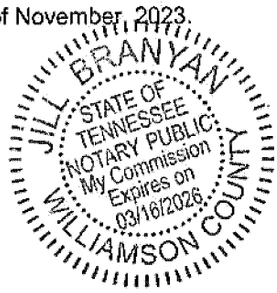
Freddie L. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID JAMES, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of November, 2023.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

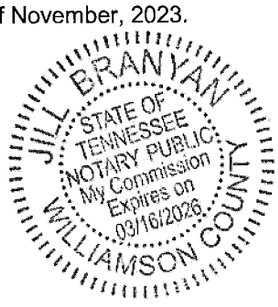


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FREDDIE L. MARTIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of November, 2023.

Notary Public
My Commission Expires: 03-16-26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Emily Manno, 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 **11/28/23**.

Date

Affiant Signature

11/28/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **28** day of **Nov.**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024
Date

Notary's Seal (if on paper)

