202401120002887

Return To:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062

Karen Johnson Davidson County
Batch# 1091322 DEEDWARR
01/12/2024 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $3,478.00
20240112-0002887

WARRANTY DEED

EMILY H. PROBATT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/24/2027
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $940,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 2024

Notary Public

MY COMMISSION EXPIRES: 3-24-27
(AFFIX SEAL)

File No. EM-23-5850

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph William Aiken and Elizabeth Anna Kerndl	New Owner	
(NAME)	(NAME)	
1617 Glen Echo Road		117-15-0U-004.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Linda Louis and Martin Louis, Trustees of The Louis Family Second Amended and Restated Revocable Living Trust**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph William Aiken, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, 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. 4 of Cottages of Green Hills, a Horizontal Property Regime with Private Elements (formerly known as Glen Echo Cottages), located at Davidson County, Tennessee, and described in a Declaration of Protective Covenants, Conditions and Restrictions for Cottages of Green Hills, a Horizontal Property Regime with Private Elements, of record as Instrument No. Instrument No. 20120410-0030784, as amended in Instrument No. 20140507-0039125, 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 Cottages of Green Hills, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140507-0039125, and Bylaws appended to Instrument No. 20120410-0030784 as Exhibit "D", in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Martin Louis and Linda Louis, Trustees of the Louis Family Second Amended and Restated Revocable Living Trust by Quitclaim Deed from Martin Louis and Linda Louis, husband and wife of record in Instrument No. 20211018-0139827 Register's Office for Davidson County, Tennessee, dated October 15, 2021 and recorded on October 18, 2021.

This is property more commonly known as 1617 Glen Echo Road, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 12th day of January, 2024.

The Louis Family Second Amended and Restated Revocable Living Trust

Linda Louis, Trustee, by attorney in fact

By: _____
Linda Louis, Trustee, by Laura Rossi, his/her Attorney-In-Fact

Martin Louis, Trustee, by attorney in fact

By: _____
Martin Louis, Trustee, by Laura Rossi, his/her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Laura Rossi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for Linda Louis, Trustee of The Louis Family Second Amended and Restated Revocable Living Trust, and that this instrument was executed on behalf of the said Linda Louis, Trustee of The Louis Family Second Amended and Restated Revocable Living Trust for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _____, page _____, in the Register's Office for Davidson County, Tennessee. 202401120002886

Witness my hand and official seal this 12 day of January 2024.

JOSHUA L. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires November 07, 2025

Notary Public _____

My Commission Expires:

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Laura Rossi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for Martin Louis, Trustee of The Louis Family Second Amended and Restated Revocable Living Trust, and that this instrument was executed on behalf of the said Sheryl Louis, Trustee of The Louis Family Second Amended and Restated Revocable Living Trust for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _____, page _____, in the Register's Office for Davidson County, Tennessee. 202401120002886

Witness my hand and official seal this 12 day of January 2024

JOSHUA L. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires November 07, 2025

Notary Public _____

My Commission Expires:

CERTIFICATION

I, Emily Prophet, 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 1-12-24.

Affiant Signature

1-12-24

Date

STATE OF TENNESSEE
COUNTY OF LAWRENCE

Sworn to and subscribed before me this 12 day of January 2024.

Notary Signature

My Commission Expires: 7-30-2025

