WARRANTY DEED

Karen Johnson Davidson County
Batch# 1097122 DEEDWARR
02/01/2024 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,293.63
20240201-0007284

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$619.900.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2024.

Notary Public

My commission expires: _____
(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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
Shalom M. Cohen & Judy R. Waynberg	Legends Bank	**090-08-4-E-002.00co**
619A James Avenue	310 N First St	
Nashville, TN 37209	Clarksville, TN 37040	

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

Shalom M. Cohen and Judy R. Waynberg, 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:

Land in Davidson County, Tennessee, being Unit No. 619A on the Plan of Homes at 619 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 619 James Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190410-0032682, as amended by First Amendment in Instrument No. 20200106-0001199 and by Second Amendment of record in Instrument No. 20200407-0036748, and further see Attorney's Certificate of record in Instrument No. 20210804-0104972, 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 619 James Avenue, shown on Exhibit "C" to the Second Amendment to Declaration of Covenants of record in Instrument No. 20200407-0036748, 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 McKiss, LLC, a Tennessee limited liability company by Warranty Deed dated October 13, 2015 from Frankie Jean Williams of record in Instrument No. 20151013-0104265, Register's Office for Davidson County, Tennessee, and further 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. 20210302-0026226, 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. 20200407-0036748, 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 619 James Avenue of record in Instrument No. 20190410-0032682, By-Laws appended thereto, First Amendment of record in Instrument No. 20200106-0001199 and**

Second Amendment of record in Instrument No. 20200407-0036748, and see Attorney's Certificate of record in Instrument No. 20210804-0104972, said Register's Office for Davidson County, Tennessee.

4) **Restrictive Covenant for Detached Structure of record in Instrument No. 20210525-0070433, said Register's Office.**

5) **Charter of 619 James Avenue Townhouse Corporation of record in Instrument No. 20210419-0052002, 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 619A 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 31st day of January, 2024.

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 **31st day** of **January 2024.**

_____
Notary Public

My Commission Expires: 7/.7/2027

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

I, Kara Wall, 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 1/31/24 (date of document).

Affiant Signature

Date 2/1/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025