Karen Johnson Davidson County
Batch# 1136379 DEEDWARR
05/17/2024 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20240517-0036845

WARRANTY DEED

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File No. EY-24-6533

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 3-2-27

(AFFIX SEAL)

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
Kyle C. Akerman and Rachel A. Stutzman	New Owner	
(NAME)	(NAME)	072-09-4G-001.00-CO
907A Fairwin Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Ryan James Nelis and Marie Althea Doyle, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kyle C. Akerman and Rachel A. Stutzman, husband and wife,** 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 known and designated as Unit No. A, of Homes at 907 Fairwin, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 907 Fairwin, a Horizontal Property Regime, of record in Instrument Number 20200529-0055646 and Amendment in Instrument No. 20210325-0039779, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Ryan James Nelis and Marie Althea Doyle, as joint tenants with rights of survivorship by Warranty Deed from Burkett Homes, Inc, a Tennessee corporation of record in Instrument No. 20210512-0063994 Register's Office for Davidson County, Tennessee, dated May 04, 2021 and recorded on May 12, 2021 and Scriveners Affidavit, recorded on May 26, 2021 in Instrument No. 20210526-0071352.

This is property more commonly known as 907A Fairwin Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 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 16th day of May, 2024.

Ryan James Nelis

Marie Althea Doyle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of May, 2024, before me personally appeared Ryan James Nelis and Marie Althea Doyle, 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 16th day of May, 2024.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Tennessee Certification of Electronic Document

I, Lutece Bone, 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 05/16/2024 (date of document).

Affiant Signature

05/17/2024
Date

State of TN

County of WILSON

Sworn to and subscribed before me this 17th day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 03-02-2028

NOTARY'S SEAL

