Karen Johnson Davidson County
Batch# 1142705 DEEDWARR
06/04/2024 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20240604-0041582

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd day of June, 2024.

(Affix Seal) Notary Public

My Commission Expires: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

2024-05-1759

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James M. Trippe 807 18th Avenue South Unit 209 Nashville, TN 37203	NEW OWNER	Map/Parcel 092-16-0C-209.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kevin Costacamps Purcell, unmarried, and Sydney Simmons, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **James M. Trippe, a single man** hereinafter called the GRANTEE, his heirs 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 209, 807 Eighteenth Avenue Condominiums, as established under Master Deed of record in Instrument No. 200412140148798, as amended in Instrument No. 200412160149823 and Instrument No. 200505040050222 and further described on the plan of record attached to said Master Deed as "Exhibit E" in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Parking Space 023 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, said Register's Office for Davidson County, Tennessee. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to Kevin Costacamps Purcell, an unmarried man and Sydney Simmons, an unmarried woman, as joint tenants with right of survivorship by Warranty Deed from Amit Choksi and Surama Choksi, trustees of Choksi Revocable Trust dated December 9, 2005 of record in Instrument No. 20210609-0077275 Register's Office for Davidson County, Tennessee, dated June 03, 2021 and recorded on June 09, 2021.

This conveyance is subject to the following: Davidson County property taxes for the year 2024, and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 807 18th Avenue South, Unit 209, Nashville, TN 37203.

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, his heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective the 3 day June, 2024.

Kevin Costacamps Purcell

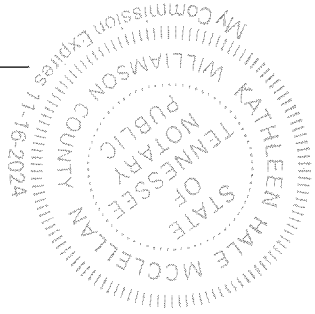
Sydney Simmons

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3 day of June, 2024, before me personally appeared Kevin Costacamps Purcell and Sydney Simmons, 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 3 day of June, 2024.

Notary Signature
My commission expires:



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Robyn DuBray, 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 June 3, 2024.

Custodian's Signature

6.3.24
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 3rd day of June, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON