(5)

WARRANTY DEED

File #2024-0155

Karen Johnson Davidson County
Batch # 1148429 DEEDWARR
06/18/2024 11:27:59 AM 3 pgs
Fees: $18.00 Taxes: $3,570.50

20240618-0045793

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $965,000.00.

Affiant

Subscribed and sworn to before me on June 12th, 2024.

Hillary Torrence
NOTARY PUBLIC
My Commission Expires: 12/16/2024

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILL(S) TO:	MAP – PARCEL #:
635 7TH AVE LLC 604 Sunrise Park St. Howell, MI 48843	New Owner	093-14-0A-206.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JONATHAN COONCE AND KATHRYNE COONCE, HUSBAND AND WIFE, AS TO A 50% UNDIVIDED INTEREST AND NICHOLAS SHUFORD AND KAREN SHUFORD, HUSBAND AND WIFE, AS TO A 50% UNDIVIDED INTEREST, BOTH AS TENANTS IN COMMON**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **635 7TH AVE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A Certain Condominium Unit located in Davidson County, Tennessee, being Unit No. 214, together with the appurtenant interest in the common elements of Hyve Condominiums established by The Condominium Declaration For Hyve of record in Instrument No. 20230424-0030022, Register's Office for Davidson County, Tennessee, said Unit being depicted on Exhibit E attached to the aforementioned Declaration.

Being the same property conveyed to JONATHAN COONCE AND KATHRYNE COONCE, HUSBAND AND WIFE, AS TO A 50% UNDIVIDED INTEREST AND NICHOLAS SHUFORD AND KAREN SHUFORD, HUSBAND AND WIFE, AS TO A 50% UNDIVIDED INTEREST, BOTH AS TENANTS IN COMMON, by Special Warranty Deed from 629 SEVENTH LP, A TENNESSEE LIMITED PARTNERSHIP, of record in Instrument No. 20230629-0049924, dated June 29, 2023, said Register's Office.

Grantors certify that this property is not the usual place of residence of the Grantors, the Grantors' spouse, or the Grantors' dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, with the exception of rollback taxes, which are the responsibility of the Grantors.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 635 7th Avenue South, Unit 214, 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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, its successors 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 our hands on June 11, 2024.

Grantor:

Jonathan Coonce by his Attorney in fact

Jonathan Coonce, by Keaton A. Rye, His Attorney-in-Fact

Grantor:

Kathryne Coonce by her Attorney in fact

Kathryne Coonce, by Keaton A. Rye, Her Attorney-in-Fact

Nicholas Shuford by his Attorney in fact

Nicholas Shuford, by Keaton A. Rye, His Attorney-in-Fact

Karen Shuford, by her Attorney in fact

Karen Shuford, by Keaton A. Rye, Her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Keaton A. Rye**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for **Jonathan Coonce**, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Jonathan Coonce**, the within named bargainor, by the said **Keaton A. Rye**, as such Attorney-in-Fact.

Witness my hand, at office, this 11th day of June, 2024.

Hillary Torrence
Notary Public

My Commission expires: 12/16/2024

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Keaton A. Rye**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for **Kathryne Coonce**, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Kathryne Coonce**, the within named bargainor, by the said **Keaton A. Rye**, as such Attorney-in-Fact.

Witness my hand, at office, this 11th day of June, 2024.



Hillary Torrence
Notary Public

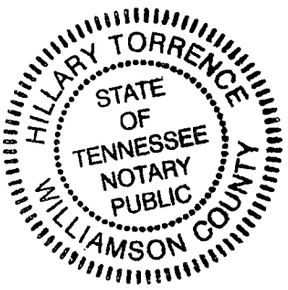
My Commission expires: 12/16/2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Keaton A. Rye**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for **Nicholas Shuford**, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Nicholas Shuford**, the within named bargainor, by the said **Keaton A. Rye**, as such Attorney-in-Fact.

Witness my hand, at office, this 11th day of June, 2024.



Hillary Torrence
Notary Public

My Commission expires: 12/16/2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Keaton A. Rye**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for **Karen Shuford**, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Karen Shuford**, the within named bargainor, by the said **Keaton A. Rye**, as such Attorney-in-Fact.

Witness my hand, at office, this 11th day of June, 2024.



Hillary Torrence
Notary Public

My Commission expires: 12/16/2024