THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240748380** Karen Johnson Davidson County Batch# 1174509 DEEDWARR 08/26/2024 12:25:30 PM 3 pgs Fees: $18.00 Taxes: $2,438.30 20240826-0065447	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $659,000.00. Affiant Subscribed and sworn to before me, this 22nd day of August, 2024. Notary Public My Commission Expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

WARRANTY DEED

Address New Owner: Parker A. Long and Leah Long 629C James Ave Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 090-08-4A-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jesse Walker and Emily Walker, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Parker A. Long and Leah Steakley, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for James Avenue Residences, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180410-0033723 and being shown on Plat attached thereto as Exhibit "C" in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jesse Walker and Emily Walker, husband and wife by Warranty deed from Jean Lafitte Designs, LLC, a Tennessee limited liability company of record in Instrument No. 20190924-0096847 Register's Office for Davidson County, Tennessee, dated September 19, 2019 and recorded on September 24, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 24, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180410-0033723, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

HOA Charter of record in Instrument Number 20180423-0038045, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement of record in Instrument Number 20180608-0054995, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 629C James Ave Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors warrant this instrument is effective as of the 22nd day of August, 2024.

Jesse Walker

Emily Walker

STATE OF Tennessee)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jesse Walker and Emily Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of August, 2024.

Notary Public
My Commission Expires: 11/07/2027

NANCY J. FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Certificate of Authenticity

I, Ryan Lux, 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 **8/22/2024**.

Date

Affiant Signature

8/22/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22nd** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2025

Date

Notary's Seal (if on paper)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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