Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-3949

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of August, 2024

Notary Public

Commission Expires: _____

LINZY B. LEHN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

Karen Johnson Davidson County
Batch# 1181000 DEEDWARR
09/12/2024 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,209.90
20240912-0070494

Address of New Owner	Send Tax Bills To:	Map & Parcel
Myesha Kinnard 1230 Foxton Lane Antioch, TN 37013	SAME	164-03-0D-063.00-CO

WARRANTY DEED

FOR AND IN 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,

Kristjon Torleif Andersen and Pamela Andersen, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Myesha Simone Kinnard, an unmarried woman

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. 63, Phase 2, on the Plan of Hamilton Church Manor Townhouses, a Townhouse Planned Unit Development (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 for Hamilton Church Manor and Declaration of Covenants, Conditions, and Restrictions for Hamilton Church Manor Townhouses, a Townhouse Planned Unit Development, (Horizontal Property Regime with Private Elements), of record in Instrument Number 20210114-0006145, as amended in Instrument Number 20210119-0008158, as ratified and adopted in Instrument Number 20210826-0115250 and corrected by Scrivener's Affidavit of Correction in Instrument Number 20210827-0115886, and further amended to annex Phase 2 in Instrument Number 20220627-0073357, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "D-2". Reference is hereby made to the Plan of Hamilton Church Manor Townhouses, shown on Exhibit "B-2" Supplement to the Second Amendment to the Declarations of record in Instrument Number 20220627-0073357, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being a portion of the same property conveyed to Century Communities of Tennessee, LLC, a Delaware limited liability company by Special Warranty Deed from Bradburn Village Phase 4 Partnership, a Tennessee general partnership of record in Instrument No. 20220622-0071326 Register's Office for Davidson County, Tennessee, dated June 16, 2022 and recorded on June 22, 2022.

Being the same property conveyed to Kristjon Torleif Andersen and Pamela Andersen, husband and wife by Special Warranty Deed from Century Communities of Tennessee,

LLC, a Delaware limited liability company of record in Instrument No. 20230428-0031505 Register's Office for Davidson County, Tennessee, dated April 28, 2023 and recorded on April 28, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1230 Foxton Lane, Antioch, TN 37013

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 so 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.

Dated this the 28th day of August, 2024.

Kristjon Torleif Andersen

Pamela Andersen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of August, 2024, before me personally appeared Kristjon Torleif Andersen and Pamela Andersen, 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 28th day of August, 2024.

Notary Signature
My commission expires: 5-16-26

A.C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Linzy Lem, 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 9/29 (date of document).

Affiant Signature

9/10/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10 day of September, 2024.

Angela Hyde
Notary's Signature

MY COMMISSION EXPIRES: 10/21/24

NOTARY'S SEAL

