Karen Johnson Davidson County
Batch# 1182987 DEEDWARR
09/18/2024 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20240918-0072332

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TN 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $850,000.00. **Affiant** Subscribed and sworn to before me, this 12 day of September, 2024. Notary Public My Commission Expires:

ALISYN G PINKSTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-24-2025

Address New Owner As Follows:
Joseph R. Simonson and
Sadie R. Wathen
1018 Acklen Avenue, Unit A
Nashville, TN 37203

Send Tax Bills To:
New Owner

Map-Parcel Number:
105-09-4M-001.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, AMANDA B. MICHAUD, UNMARRIED, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOSEPH R. SIMONSON and SADIE R. WATHEN, A MARRIED COUPLE, hereinafter called the

Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. "A" on the plan of Homes at 1018 Acklen Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1018 Acklen Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200914-0104544, as amended in Instrument No. 20201113-0134073, Instrument No. 20210618-0082664 and Instrument No. 20210730-0102766, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Amanda B. Michaud, unmarried, by deed from Single Family Fund I, LLC, a Tennessee limited liability company, of record in Instrument No. 20210701-0089486, dated June 29, 2021, as corrected in Instrument No. 20210818-0111647, said Register's Office.

This conveyance is made subject to:

1. Taxes for the year 2024 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 57, page 147, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20200914-0104544, amended in Instrument No. 20201113-0134073, Instrument No. 20210618-0082664 and Instrument No. 20210730-0102766, said Register's Office.

4. Right-of-Way Easement of record in Instrument No. 20201019-0121547 and Instrument No. 20201029-0125800, said Register's Office.

This is improved property known as 1018 Acklen Avenue, Nashville, Tennessee 37203.

{Signature Page to Follow}

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 Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, 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.

WITNESS my hand this 11th day of September, 2024.

Amanda B. Michaud

Amanda B. Michaud

STATE OF New York)
COUNTY OF New York)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amanda B. Michaud, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of September, 2024.

Notary Public

My Commission Expires: 2-14-2028

Certificate of Authenticity

I, Allison G. Pinkston, 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 **September 11, 2024**

Date

Affiant Signature

9/18/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18** day of **September** 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

THOMAS SCHARIO
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in New York County
01SC0021162
MY COMMISSION EXPIRES 02/14/2028

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025