Karen Johnson Davidson County
Batch# 1183796 DEEDWARR
09/20/2024 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.13
20240920-0072947

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-3865

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $634,900.00

Kenzi Nemmers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9TH day of September, 2024

Carmen Coats
Notary Public

Commission Expires: 3/3/26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Harry Jason Poster 1321 Litton Avenue Nashville, TN 37216	LEGACY HOME LOANS, LLC 408 Hwy 76 WHITE HOUSE, TN 37188	072-10-2D-004.00-000

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,

Alexander Charles England and Sydney Welker, husband and wife

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

Harry Jason Poster, an unmarried man

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:

A certain townhome located in Davidson County, Tennessee, described as follows, to-wit:

Being Unit No. 4 of 1315 Litton Avenue Townhomes, a Horizontal Property Regime With Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 1315 Litton Avenue Townhomes of record in Instrument Number 20161212-0130081, as amended in 20170120-0006500 and 20171026-0109944, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on

Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Alexander Charles England and Sydney Welker, husband and wife by Warranty Deed from Derek D. Arms, an unmarried man, and Emily Rhyne, an unmarried woman, as tenants in common with right of survivorship of record in Instrument No. 20200824-0095731 Register's Office for Davidson County, Tennessee, dated August 21, 2020 and recorded on August 24, 2020.

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: 1321 Litton Avenue, Nashville, TN 37216

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 6 day of September, 2024.

Alexander Charles England

Sydney Welker

STATE OF Indiana
COUNTY OF Tippecanoe

On this 6 day of September, 2024, before me personally appeared Alexander Charles England and Sydney Welker, 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 6 day of September, 2024.

Richard O Goodwin
Notary Signature
My commission expires: 6/17/27

RICHARD O GOODWIN
Notary Public - Seal
Tippecanoe County - State of Indiana
Commission Number NP0720838
My Commission Expires Jun 17, 2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 27. 2024.

Affiant Signature

20th day of September, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of September, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

