WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of November, 2024 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1201251 DEEDWARR
11/05/2024 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20241105-0085733

File No. AD-24-7909

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 9, 2028

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsay Manifold and Braden Manifold	New Owner	
(NAME)	(NAME)	
903 Knox Avenue		118 01 0 377.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Coure Homes LLC, a Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lindsay Manifold and Braden Manifold, wife and husband** , HEREINAFTER CALLED THE GRANTEE, 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, situated in the 7th, formerly the 10th, Civil District of said County and described as follows:

Beginning on the southerly margin of Knox Avenue, 50 feet eastwardly from the northeasterly corner of Lot No. 8 as shown on the Map of W, D. Gale's Kirkwood Addition, as of record in Book 332, page 76, Register's Office for Davidson County, Tennessee: thence eastwardly with the southerly margin of Knox Avenue 50 feet; thence southwardly and parallel with the easterly line of said Lot No. 8, 175 feet to the northerly margin of a 12-foot alley; thence westwardly with the margin of said alley 50 feet to a point 50 feet eastwardly from the easterly line of Lot No. 8: thence northwardly and parallel with the easterly line of said Lot No. 8, 175 feet to the point of beginning.

Being the same property conveyed to Coure Homes LLC, a Limited Liability Company by Warranty deed from Alexander Coure, Jr. and Seigrid A. Coure, husband and wife of record in Instrument No. 20220614-0067546 Register's Office for Davidson County, Tennessee, dated 6/3/2022 and recorded on 6/14/2022. (Value of consideration shown in aforementioned deed $777,601.00.) Being also known as 903 Knox Avenue Nashville, Tennessee 37204.

This is property more commonly known as 903 Knox Avenue, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

do 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.

Witness my/our hand this 1st day of November, 2024.

Coure Homes LLC, a Tennessee Limited Liability Company

By: _____
Richard Coure, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Jordyn Schumm of the state and county mentioned, personally appeared Richard Coure, Authorized Agent of Coure Homes LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Coure Homes LLC, the within named bargainor, a Limited Liability Company, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Franklin, this 1st day of November, 2024.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM EXPIRES JANUARY 9, 2028

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 **November 1, 2024**.

Date

Affiant Signature

November 1, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1st** day of **November**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2025
Date

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary's Seal (if on paper)