Karen Johnson Davidson County
Batch# 1220898 DEEDWARR
12/27/2024 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20241227-0100502

# WARRANTY DEED

(SEAL)

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF December, 2024.

Notary Public
MY COMMISSION EXPIRES: 9/8/25

File #24-PA-1517-PK

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Jennifer Erin Exum and Jalil Akangbe Olawole Anibaba** | ~~New Owner~~ Northpointe Bank | |
| (NAME) | (NAME) | **117 04 4A 001.00** |
| **1517 A Kirkwood Avenue** | 3333 Deposit Dr. NE | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37212** | Grand Rapids. MI 49546 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

**JUSTIN COURY, A MARRIED PERSON,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**Jennifer Erin Exum, unmarried, as to a 95% interest, and Jalil Akangbe Olawole Anibaba, unmarried, as to a 5% interest, as joint tenants with rights of survivorship**

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1517A of TOWNHOMES AT 1517 KIRKWOOD, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing TOWNHOMES AT 1517 KIRKWOOD, a Horizontal Property Regime, of record in Instrument No. 20170406-0033672, in the Register's Office for Davidson County, Tennessee, and with 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 Justin Coury, a single man, by Warranty Deed from Province Builders, LLC and Christopher Cantrell, as tenants in common, of record in Instrument No. 20171201-0122790, in the Register's Office of Davidson County, Tennessee, dated November 30, 2017 and recorded on December 01, 2017.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VICTORIA PLACE, as recorded in Plat Book 332, Page 10.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170406-0033672.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1517 A Kirkwood Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 17th day of December, 2024.

Justin Coury

Ashley Wilcoxson

***ASHLEY WILCOXSON**, spouse of **JUSTIN COURY**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **ASHLEY WILCOXSON** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of December, 2024, before me personally appeared Justin Coury, 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 17th day of December, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of December, 2024, before me personally appeared Ashley Wilcoxson, 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 17th day of December, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

**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 Dec. 17. 2024.

Affiant Signature

26th day of December, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202412270100502