WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $815,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF January, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

PAMELA AUTRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-27-2027

Karen Johnson Davidson County
Batch# 1227072 DEEDWARR
01/16/2025 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20250116-0003732

File #24-PA-3311-B

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)
Alexander Poythress	**New Owner**	
(NAME)	(NAME)	**092 09 4J 002.00**
3311 B Felicia Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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,

KRISTEN HART AND BRETT HART, A MARRIED COUPLE,

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

ALEXANDER POYTHRESS, A SINGLE PERSON,

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:

Land in Davidson County, Tennessee, being Unit B, as shown on the Plan of 3311 FELICIA STREET TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS having been established by the Declaration of Covenants, Conditions and Restrictions of 3311 FELICIA STREET TOWNHOMES, of record in Instrument No. 20160602-0055687, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kristen A. Trombetta, an unmarried woman and Brett Hart, an unmarried man, as tenants in common with right of survivorship, by Warranty Deed from William Brady Adams and Amanda K. Adams, husband and wife, of record in Instrument No. 20210318-0036230, in the Register's Office of Davidson County, Tennessee, dated March 17, 2021 and recorded on March 18, 2021. The said Kristen A. Trombetta and Brett Hart having since married, Kristen A. Trombetta is now known as Kristen Hart.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF THE WILCOX PROPERTY, as recorded in Plat Book 421, Page 42.

*Declaration of Covenants, Conditions and Restrictions recorded in instrument No. 20160602-0055687.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 3311 B Felicia Street, Nashville, TN 37209.

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 13 day of January, 2025.

Kristen Hart

Brett Hart

STATE OF Florida
COUNTY OF Hillsborough

On this 13 day of January, 2025, before me personally appeared Kristen Hart, 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 13 day of January, 2025.

Notary Signature
My commission expires: 02/05/2025
FL Drivers license presented

ANGEL M. PRUDEN
Notary Public - State of Florida
Commission # HH 056369
My Comm. Expires Feb 5, 2025
Bonded through National Notary Assn.

☒ Physical Presence
— OR —
☐ Online Notarization

STATE OF Florida
COUNTY OF Hillsborough

On this 13 day of January, 2025, before me personally appeared Brett Hart, 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 13 day of January, 2025.

Notary Signature
My commission expires: 02/05/2025
FL Drivers license presented

ANGEL M. PRUDEN
Notary Public - State of Florida
Commission # HH 056369
My Comm. Expires Feb 5, 2025
Bonded through National Notary Assn.

☒ Physical Presence
— OR —
☐ Online Notarization

True Copy Certification

I, **Pam Autry,** 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 this the 13 day of January, 2025.

Pam Autry
Affiant Signature
Date 1/15/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of January, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027