PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (525,000 00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES 3/7/26

(AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1240203 DEEDWARR
02/24/2025 11 11 36 AM 2 pgs
Fees $13 00 Taxes $1,942 50
20250224-0013463

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER(S)
PHILLIP ELAM AND PIPER NESBITT (NAME)	**NEW OWNER** (NAME)	**072-13-0P-002.00-CO**
2425 INGA STREET, #B NASHVILLE, TN 37206 (ADDRESS)	_____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 19th day of February, 2025, the undersigned, **HAMPTON B. BOURNE AND KAYLYN D. BOURNE, TRUSTEES OF 2022 BOURNE TENANCY BY THE ENTIRETY REVOCABLE TRUST DATED SEPTEMBER 30, 2022,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **PHILLIP ELAM, A SINGLE MAN AND PIPER NESBITT, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIORSHIP,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2425 INGA STREET, B, NASHVILLE, TN 37206** and more particularly described as follows:

A certain tract or parcel of Land in Davidson County, Tennessee, more particularly described as follows, to-wit

Land in Davidson County, Tennessee, being Unit No 2425B on the Plan of 2425 Inga Street Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument No 20160324-0028149, 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 Hampton B Bourne and Kaylyn D. Bourne, Co-Trustees of The 2022 Bourne Tenancy by the Entirety Revocable Trust U/A dated September 30, 2022 by Quitclaim Deed from Hampton Bourne of record in Instrument No 20231117-0089655 Register's Office for Davidson County, Tennessee, dated October 10, 2023 and recorded on November 17, 2023

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property
2. Rights or claims of parties in possession not shown by the public records
3 Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4 Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 20th day of February, 2025

GRANTOR 2022 BOURNE TENANCY BY THE ENTIRETY REVOCABLE TRUST DATED SEPTEMBER 30, 2022
BY: HAMPTON B. BOURNE
ITS: TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **HAMPTON B. BOURNE** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as the **2022 BOURNE TENANCY BY THE ENTIRETY REVOCABLE TRUST DATED SEPTEMBER 30, 2022** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Trustee

WITNESS my hand, at office, on this 20th day of February, 2025

Notary Public

My Commission Expires

MADELYN N. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

GRANTOR 2022 BOURNE TENANCY BY THE ENTIRETY REVOCABLE TRUST DATED SEPTEMBER 30, 2022
BY: KAYLYN D. BOURNE
ITS: TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **KAYLYN D. BOURNE** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as the **2022 BOURNE TENANCY BY THE ENTIRETY REVOCABLE TRUST DATED SEPTEMBER 30, 2022** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Trustee

WITNESS my hand, at office, on this 20th day of February, 2025

Notary Public

My Commission Expires

MADELYN N. REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY