PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1265597 DEEDWARR
04/29/2025 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,094.20
20250429-0032833

Ivey Title, LLC Ref: (DL) Title No.: 64006
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Alure Equities, LLC a North Carolina limited liability company 220 Copley Lane Nashville, TN 37204	**Alure Equities, LLC** **220 Copley Lane** **Nashville, TN 37204**

TAX MAP PARCEL NUMBERS: 118060D05800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$567,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Andry and Emily Andry, husband and wife**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Alure Equities, LLC a North Carolina limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 58 Gale Park Single Family Homes, a Condominium, as described in Declaration of record in Document No. 20110224-0015356, amended in Document No. 20110311-0019705 and Document No. 20120508-0039773, Document No. 20120921-0086162, Document No. 20130306-0022201, Document No. 20131230-0130919, corrected in Scrivener's Affidavit in Inst. No. 20110531-0041215 and Inst. No. 20200327-0033394, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to James Andry and Emily Andry, husband and wife, by Warranty Deed from Cathreine Anthony, married dated August 26, 2013 and recorded on September 4, 2013, of record in Inst. No. 20130904-0092920, said Register's Office.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in as described in Declaration of record in Document No. 20110224-0015356, amended in Document No. 20110311-0019705 and Document No. 20120508-0039773, Document No. 20120921-0086162, Document No. 20130306-0022201, Document No. 20131230-0130919, corrected in Scrivener's Affidavit in Inst. No. 20110531-0041215 and Inst. No. 20200327-0033394, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Document. No. 20110224-0015350, Document No. 20110224-0015356, amended in Document No. 20110311-0019705 and Document No. 20120508-0039773, Document No. 20120921-0086162, Document No. 20130306-0022201, Document No. 20131230-0130919, corrected in Scrivener's Affidavit in Inst. No. 20110531-0041215 and Inst. No. 20200327-0033394, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Charter of Gale Park Single Family Homeowners Association, Inc, of record in Inst. No. 201105100035846, said Register's Office.

This is improved property, known as 220 Copley Lane, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of April, 2025

James Andry **Emily Andry**

State of Tennessee

County of Davidson

On this 25th day of April, 2025, before me the undersigned authority, personally appeared James Andry and Emily Andry, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$566,000.00**

Affiant

Sworn and subscribed before me this 25th day of April, 2025

Notary

My Commission Expires: _____

ADELAIDA E. DILWORTH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES DEC 19, 2026

Certificate of Authenticity

I, Adde Dilworth, 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 **April 25, 2025**.
Date

Affiant Signature

04/25/2025
Date

State of TENNESSEE
County of **WILLIAMSON**

Sworn to and subscribed before me this **25th** day of **April**, 20**25**

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026