Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc
800 Crescent Centre Dr, Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson
Batch # 1269142
05/06/2025 09 41 39 AM
Fees $18 00 Taxes $2,516 00

Davidson County
DEEDWARR
3 pgs

20250506-0035137

TIARA JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Commission Expires Sep 21, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Gail Bivens-Rose	NEW OWNER	
(NAME)	(NAME)	
6212A Louisiana Avenue		091-01-0J-001.00
(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 considerations, the receipt of which is hereby acknowledged, I/we **Andrew Shonkwiler and Kelsey Shonkwiler, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Gail Bivens-Rose, a single person,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being Unit 1 of 6212 Louisiana Avenue Cottages, A Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for 6212 Louisiana Avenue Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160725-0076377, Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of 6212 Louisiana Avenue Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "C" to said Declaration, and By-Laws appended thereto as Exhibit "B", said Registers Office, are incorporated hereby made reference and made a part of the same as through copied herein for a more complete identification and description of said Unit

Being the same property conveyed to Andrew Shonkwiler and Kelsey Shonkwiler, husband and wife by Warranty Deed from Kazu D Hishida, unmarried man, and Anna Mae Eppstein, unmarried woman, dated 03/17/2021, of record in Instrument No 20210325-0039387, Register's Office for Davidson County, Tennessee

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 6212A Louisiana Avenue, Nashville, TN 37209
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

File No 2556633
Warranty Deed TN

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 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), his/her/their 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

Effective the 2nd day of May, 2025

Andrew Shonkwiler

Kelsey Shonkwiler

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Shonkwiler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and Official seal this 21st day of March, 2025

Jasmine Young
Notary Public
My Commission Expires 01/11/2026

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelsey Shonkwiler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and Official seal this 21st day of March, 2025

Jasmine Young
Notary Public
My Commission Expires 01/11/2026

JASZMINE YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

File No 2556633
Warranty Deed TN

EXHIBIT "A"
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 1 OF 6212 LOUISIANA AVENUE COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS LOCATED AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR 6212 LOUISIANA AVENUE COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20160725-0076377, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS, AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF 6212 LOUISIANA AVENUE COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CONTAINED IN SAID DECLARATION, THE PLAT FILED AS EXHIBIT "C" TO SAID DECLARATION, AND BY-LAWS APPENDED THERETO AS EXHIBIT "B", SAID REGISTERS OFFICE, ARE INCORPORATED HEREBY MADE REFERENCE AND MADE A PART OF THE SAME AS THROUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT

BEING THE SAME PROPERTY CONVEYED TO ANDREW SHONKWILER AND KELSEY SHONKWILER, HUSBAND AND WIFE BY WARRANTY DEED FROM KAZU D HISHIDA, UNMARRIED MAN, AND ANNA MAE EPPSTEIN, UNMARRIED WOMAN, DATED 03/17/2021, OF RECORD IN INSTRUMENT NO. 20210325-0039387, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE