Karen Johnson Davidson County
Batch# 1295894 DEEDWARR
07/11/2025 07:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20250711-0054522

# WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Tiffany Kelley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF June, 2025

Notary Public

MY COMMISSION EXPIRES: 9.5.2028
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brianna Giba<br>Jonathan Taylor Hawkins ~~by Brianna Giba, attorney in fact~~ | NEW OWNERS | |
| (NAME) 243 FOSTER ST #4 | (NAME) 243 FOSTER ST. UNIT 4 | 082-11-0C-004.00-CO |
| (ADDRESS) NASHVILLE TN 37207 | (ADDRESS) NASHVILLE TN 37207 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Alison Ingram, Trustee of The Alison Ingram Living Trust Dated July 30, 2024**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brianna Giba, a married person, Jonathan Taylor Hawkins, a single person, and Brooke Lord, a single person, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND 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 No. 4, 243 Foster Street Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 243 Foster Street Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20240424-0029373 and amended in Instrument No. 20240701-0049427, 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 a part of the same property conveyed to 243 Foster Street Partners, a Tennessee partnership by Warranty Deed from Rise Development, LLC, a Colorado limited liability company dated June 25, 2021 and recorded June 30, 2021 in Instrument No. 20210630-0088812, Register's Office of Davidson County, Tennessee.**

**Being the same property conveyed to Alison Ingram, Trustee of The Alison Ingram Living Trust Dated July 30, 2024 and Any Amendments thereto by Warranty Deed from 243 Foster Street Partner, a Tennessee Partnership of record in Instrument No. 20240828-0066255 Register's Office for Davidson County, Tennessee, dated August 26, 2024 and recorded on August 28, 2024 and Affidavit of Scriveners Error Executed recorded on November 14, 2024 in Instrument No. 20241114-0088520.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson county, Tennessee and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 243 Foster St. Unit 4 Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 17th day of June, 2025.

**The Alison Ingram Living Trust Dated July 30, 2024**

**Alison Ingram, Trustee**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Alison Ingram , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged herself to be the Trustee of The Alison Ingram Living Trust dated July 30, 2024, the within named bargainor, and that as such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the trust as trustee.that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of June, 2025.

Notary Public

My Commission Expires: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

## Certificate of Authenticity

I, Cari Allen, 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 June 17 2025.

Affiant Signature

6-17-25

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of June, 2025.

Notary's Signature

(Notary Seal)




My Commission Expires: 9/7/2026