Karen Johnson Davidson County
Batch# 1297572 DEEDWARR
07/14/2025 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,586.30
20250714-0055366

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250450665**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $699,000.00. Affiant Subscribed and sworn to before me, this 11th day of July, 2025. Notary Public My Commission Expires: 3/5/26

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Nolen Hilfinger 629B James Avenue Nashville TN 37209	Send Tax Bills To: Legends Bank 310 N First St. Clarksville, TN 37040	Tax Information: Tax Parcel ID No. 090 08 4J 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wright Alexander McCraney and Sarah Lopez McCraney, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Nolan Hilfinger, a single man**, ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 629B of 629 A James Ave, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 629 A James Ave, a Horizontal Property Regime, of record in Instrument Number 20200420-0040957, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Wright Alexander McCraney and Sarah Elizabeth Lopez, husband and wife, by Warranty Deed from Liberty Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210604-0075298, in the Register's Office of Davidson County, Tennessee, dated June 02, 2021 and recorded on June 04, 2021.

Sarah Elizabeth Lopez is n/k/a Sarah Lopez McCraney.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST NASHVILLE ANNEX, as recorded in Plat Book 332, Page 24.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 629 A JAMES AVE Condominium of record in Instrument No. 20200420-0040957; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 629B James Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of July, 2025.

Wright Alexander McCraney

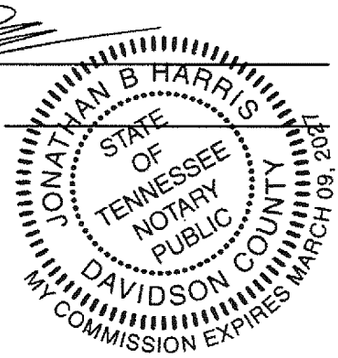
Sarah Lopez McCraney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wright Alexander McCraney and Sarah Lopez McCraney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2025.

Notary Public
My Commission Expires:



Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 7/14/2025 (date of document).

Affiant Signature

7/14/025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14 day of July, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL