Karen Johnson Davidson County
Batch# 1333712 DEEDWARR
10/14/2025 02:39:30 PM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20251014-0081831

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $550,000.00. Affiant Subscribed and sworn to before me, this the 9th day of October, 2025. Notary Public My commission expires: 9/15/27 (AFFIX SEAL)

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows: **Fletcher Meyers & Hudson Stoker** 700 James Ave #30 Nashville TN 37209	Send Tax Bills To: New Owner	Map-Parcel Numbers **091-05-0-W-036.00CO**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jeffrey Alan Lipps and Saphe T. Lipps, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fletcher Meyers and Hudson Stoker, both unmarried, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEES, 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. 36 on the Plan of The Rows at The Annex, a Horizontal Property Regime with Private Elements, (FKA James Robertson Townhomes) created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by the Amended and Restated

Master Deed of The Rows at The Annex, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180516-0046957, and further amended in Instrument No. 20190814-0080842, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of The Rows at The Annex, shown on Exhibit "B" to the Amended and Restated Master Deed of record in Instrument No. 20180516-0046957, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Jeffrey Alan Lipps and Saphe T. Lipps, husband and wife, by Warranty Deed dated April 18, 2019, from 670 James Avenue, LLC, of record in Instrument No. 20190422-0036209, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of The Rows at The Annex, a Horizontal Property Regime with Private Elements, (FKA James Robertson Townhomes), as set out on Exhibit "B" to the Amended and Restated Master Deed of record in Instrument No. 20180516-0046957, Register's Office for Davidson County, Tennessee.**

2) **Amended and Restated Master Deed of The Rows at The Annex, a Horizontal Property Regime with Private Elements, (FKA James Robertson Townhomes), of record in Instrument No. 20180516-0046957 and further amended in Instrument No. 20190814-0080842, and By-Laws appended thereto, said Register's Office.**

3) **All matters as shown on the Plan of record in Book 161, pages 134 & 135, said Register's Office.**

4) **Agreement for Dedication of Easement for Public Utility of record in Instrument No. 20160822-0087389, said Register's Office.**

5) **Agreement for Dedication of Easement for Ingress/Egress of record in Instrument No. 20161130-0125464 and Instrument No. 20170210-0014164, said Register's Office.**

6) **Grant of Easement by and Between Comcast of Nashville I, LLC, and 670 James Avenue, LLC, of record in Instrument No. 20180730-0073896, said Register's Office.**

7) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.**

This is Improved property, known as 700 James Avenue #20, Nashville, TN 37209.

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) that I/we am/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), 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/our hand(s) this 9th day of October, 2025.

Jeffrey Alan Lipps

Saphe T. Lipps

STATE OF FLORIDA
COUNTY OF Orange.

Personally appeared before me, a Notary Public of said County and State, Jeffrey Alan Lipps and Saphe T. Lipps, husband and wife the within named bargainor(s), 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 and official seal at Orlando **(City), Florida, this 9th day of October, 2025.**

Notary Public

My Commission Expires: 8-1-26

Notary Public State of Florida
Thankumarie Rambaran
My Commission HH 288552
Expires 8/1/2026

Certificate of Authenticity

I, Joshua A. Terry, 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 10/9/25.

Affiant Signature – Joshua A. Terry

10/13/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 10/13/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27