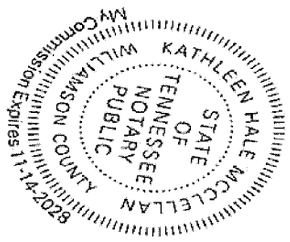
Karen Johnson Davidson County
Batch# 1427671 DEEDWARR
06/03/2026 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $5,842.30
20260603-0050185

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,579,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Kevin Coy and Michaela Coy, husband and wife	NEW OWNER	081-08-0F-001.01-co
(NAME)	(NAME)	
1616 7th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20260744

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, I/we, **Robert Lane Walker and wife, Alice Ballestero Periquet, Husband and Wife** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Kevin Coy and Michaela Coy, husband and wife** , 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. :

Certain real property situate in the 19th Civil District of Davidson County, Tennessee, and described as follows:

BEING Unit 1616 of Homes at 1616 7th Ave. North, a Horizontal Property Regime with Private Elements located in Davidson County, Tennessee and described in the Declaration of Covenants, Conditions and Restrictions for Homes at 1616 7th Ave. North, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20240521-0037565, 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, co-owners and tenants of Homes at 1616 7th Ave. North, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "C" to said Declaration appearing of record as Instrument No. 20240521-0037565, and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

BEING the same property conveyed to Robert Lane Walker and Alice Ballesteros Periquet, husband and wife by Warranty Deed from Intuition Development, LLC, a Tennessee limited liability company dated 04/24/2024 and filed for record in Inst. No. 20240429-0030886, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof, to the By-Laws for the administration thereof, to easements, rights and interest 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Homes at 1616 7th Ave North and filed of record in Inst. No. 20240521-0037565, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Also subject to:
Restriction by Metropolitan Government for Davidson County, Tennessee for detached structure, of record in Book 20240919-0072779, said Register's Office.

Declaration of Restrictions and Covenants for SCMs for Regulated Residential Landfill of record in Inst. No. 20250821-0067095, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 1616 7th Avenue North, Nashville, TN 37208
(House No.) (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 I/we do covenant with the said GRANTEES 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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of May, 2026

Robert Lane Walker

Alice Ballesteros Periquet

STATE OF California)

County OF Orange)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert Lane Walker and wife, Alice Ballestero Periquet, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th of May, 2026.

Notary Public
My Commission Expires: 10-1-2026

JEFF STITTSWORTH
COMM. # 2419119
NOTARY PUBLIC CALIFORNIA
ORANGE COUNTY
My comm. expires Oct. 1, 2026

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 6/2/2024.

Date

Affiant Signature

6/2/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of June, 2024

Carolin Sevier Hale

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2026