Karen Johnson Davidson County
Batch# 270011 DEEDWARR
08/12/2019 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20190812-0080305

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $289,900.00.

Affiant

Subscribed and sworn before me this the 9th day of August, 2019.

Notary Public
My commission expires: October 7, 2019

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Elizabeth Noel Berman 217 Larkin Springs Road Madison, TN 37115	Citizens Bank N.A. 10561 Telegraph Rd Glen Allen, VA 23059	043-15-0 186.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **21FIVE HOMES, LLC, a Tennessee Limited Liability Company,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ELIZABETH NOEL BERMAN, an unmarried woman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot #1, on the plan as of record in Book 4270, Page 632, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin on the east margin of Larkin Springs Road and being the southwesterly corner of said tract, thence N 6 deg 10' E 100.0 feet along Larkin Springs Road to an iron pipe; thence S 84 deg 14' E 133.333 feet to a point; thence, S 6 deg 10' W 100.0 feet to a point; thence N 84 deg 14' W 133.333 feet to the beginning point.

Being the same property conveyed to 21Five Homes, LLC, A Tennessee Limited Liability Company, by deed from Tyler Rygmyr and Aaron Noffsinger, tenants in common, dated 03/29/2018, of record in Instrument No. 20180402-0030120, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 217 Larkin Springs Road, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

TR

Witness my hand this the 9th day of August, 2019.

21Five Homes, LLC

BY: _____, member
Aaron Noffsinger, Member

BY: _____, member
Tyler Rygmyr, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Aaron Noffsinger,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, 21Five Homes, LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Aaron Noffsinger as such MEMBER.

Witness my hand and official seal this 9th day of August, 2019.

My commission expires:

1/17/21

_____
Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Tyler Rygmyr,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, 21Five Homes, LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Tyler Rygmyr as such MEMBER.

Witness my hand and official seal this 9th day of August, 2019.

My commission expires:

1/17/21

_____
Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, GEORGE E. MUDTER JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

