Karen Johnson Davidson County
Batch# 395722 DEEDWARR
05/05/2020 11:53:30 AM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20200505-0046744

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1127

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of April, 2020

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Steven James Wax and Christie Helen Wax 210 North 9th Street Apt 4 Nashville, TN 37206	Ameris Bank, ISAOA-ATIMA 1800 Parkway Place Suite 820 Marietta, GA 30067	082-12-0Q-004.00-CO

WARRANTY DEED

FOR AND IN 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,

Bryla Investments, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven James Wax and Christie Helen Wax, 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:

Land situated in Davidson County, Tennessee, being Unit 4, as established in Declaration of Covenants, Conditions and Restrictions for Townhomes at 210 N. 9th Street, a Horizontal Property Regime with Private Elements of record at instrument No. 20170123-0007096, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Teesdale Properties, LLC by Warranty deed from JH101, LLC of record in Instrument No. 20151223-0129433 Register's Office for Davidson County, Tennessee, dated December 21, 2015 and recorded on December 23, 2015.

Being the same property conveyed to Jan L. Watson by Quitclaim deed from Teesdale Properties, LLC of record in Instrument No. 20160229-0018756 Register's Office for Davidson County, Tennessee, dated February 25, 2016 and recorded on February 29, 2016.

Being the same property conveyed to Joshua Easterly, a married man by Warranty deed from Jan L. Watson of record in Instrument No. 20180522-0048918 Register's Office for Davidson County, Tennessee, dated May 14, 2018 and recorded on May 22, 2018.

Being the same property conveyed to Bryla Investments, a Tennessee Limited Liability Company by Quitclaim deed from Joshua Easterly, a married man of record in Instrument No. 20180625-0060928 Register's Office for Davidson County, Tennessee, dated June 14, 2018 and recorded on June 25, 2018 and Scrivener' s Affidavit recorded in Instrument No. 20181015-0101753.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 210 North 9th Street Apt 4, Nashville, TN 37206

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29 day of April, 2020.

Bryla Investments LLC, a Tennessee Limited Liability Company

By: _____
Josh Easterly, sole member

STATE OF _____
COUNTY OF _____

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Josh Easterly, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Sole Member of Bryla Investments LLC, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at _____(city), _____(city) this _____day of April, 2020. See Attached

_____
Notary Public
My Commission Expires: _____

(Notary Seal)

California All Purpose Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

On 4-29-2020 before me ***Lori Leigh Luna*** , *Notary Public*,
Personally appeared

Josh Easterly

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/ their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that this foregoing paragraph is true and correct.

Witness my hand and official seal

LORI LEIGH LUNA
COMM. # 2236058
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
COMM. EXPIRES APRIL 25, 2022

Notary Public

(SEAL)

Document: Warranty Deed

True Copy Certification

I, **Jennifer Pennell**, 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022