WARRANTY DEED

Karen Johnson Davidson County
Batch# 546468 **DEEDWARR**
01/05/2021 12:04:42 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20210105-0001553

B-EXIT-19-916

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
Sydney Lyn Salati	**Paramount Residential Mortgage Group**	
(NAME)	(NAME)	**092-04-0J-002.00-CO**
916 B 14th Avenue North	**1265 CORONA POINTE CT STE 301**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Corona, CA 92879**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VINCIT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SYDNEY LYN SALATI, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. B of 916 14th Avenue North Townhomes, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190515-0045966, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Units.

Being a portion of the same property conveyed to Hensley Group, LLC, a Tennessee limited liability company by Warranty deed from Jan Carnell Wallace, a single person and Sadaria Lamar Wallace, a married person and James Wallace, Jr., a single person and Adonna Madeese Wallace Kersey, a single woman and Sheila Ann Wallace Wilkes, a single person of record in Instrument No. 20190212-0013207 Register's Office for Davidson County, Tennessee, dated February 11, 2019 and recorded on February 12, 2019.

Being a portion of the same property conveyed to Vincit Homes, LLC, a Tennessee limited liability company by Quitclaim deed from Hensley Group, LLC, a Tennessee limited liability company of record in Instrument No. 20190528-0050223 Register's Office for Davidson County, Tennessee, dated May 24, 2019 and recorded on May 28, 2019.

This conveyance is subject to:
- Taxes for 2021 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 164, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190515-0045966, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20190524-0049630, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **916 B 14th Avenue North, Nashville, Tennessee 37208**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 the 29 DAY OF DECEMBER, 2020.

Vincit Homes, LLC

BY: _____
Houston Little
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOUSTON LITTLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of VINCIT HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of December, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212