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 Williamson

The actual consideration or value, whichever is greater is $670,900.00.

Affiant

Subscribed and sworn before me this the 11 day of February, 2021.

Notary Public
My commission expires:

BRYAN D. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Erik Nelson and Stephanie Nelson 1506 Wayne Drive Nashville, TN 37206	Community Mortgage LLC dba Community Mortgage Advisors 19045 E Valley View Pkwy, Suite F Independence, MO 64055	072-16-4N 002.00

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 LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ERIK M. NELSON AND STEPHANIE A. NELSON, HUSBAND AND WIFE, 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 Unit B together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 1504 Wayne Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200305-0024638, Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "A", to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 21 Five Homes, LLC, by deed from Tyler Allen Rygmyr, a married man, and Aaron Noffsinger, a married man, as tenants in common, dated 03/03/2020, of record in Instrument No. 20200305- 0024639, said Register's Office.

Also being a portion of the same property conveyed to Tyler Allen Rygmyr, a married man, and Aaron Noffsinger, a married man, as tenants in common by warranty deed from Jason Lee Ward, individually and as Executor of the Estate of Virgie Ward and Steven David Ward, individually, dated 02/20/2020, of record in Instrument Number 20200221-0019269, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1506 Wayne Drive, 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, 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.

Karen Johnson Davidson County
Batch# 577964 **DEEDWARR**
02/24/2021 04:02:09 PM 2 pgs
Fees: $13.00 Taxes: $2,367.63

20210224-0023421

TR

Witness my hand this the 17th day of February, 2021.

21Five Homes, LLC

BY: _____ member
Aaron Noffsinger, Member

BY: _____ member
Tyler Rygmyr, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 17th day of February, 2021.

My commission expires:

12/30/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally 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 17th day of February, 2021.

My commission expires:

12/30/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY