Karen Johnson Davidson County
Batch# 582312 DEEDWARR
03/02/2021 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,380.10
20210302-0026938

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $373,000.00

Jennifer Russell
AFFIANT

SUBSCRIBED AND SWORN TO ME ON ~~02/26/2021~~ 3/1/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/21/2024

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3311

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Kyle Loeffel and Deepika Nambiar		147-15-0-069.00
560 Whispering Hills Drive		
Nashville, TN 37211		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WnS Properties, LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KYLE LOEFFEL, AN UNMARRIED MAN AND DEEPIKA NAMBIAR, AN UNMARRIED WOMAN.

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 402, on the plan of Whispering Hills, Section II-C, as shown by plat of record in Book 2663, Page 66 and 67, Register's Office of Davidson County, Tennessee.

Beginning at a point in the northwesterly margin of Northcrest Drive, at the corner of Lot Nos. 402 and 427; thence with the line between said lots, and said lots continued, northwesterly 154.3 feet to a point; thence southwesterly 154.5 feet to the northerly margin of Whispering Hills Drive; thence with the margin of the same, southeasterly 107.6 feet to the beginning of a curve; thence around said curve easterly 38.3 feet to the westerly margin of Northcrest Drive; thence with the margin of the same northeasterly 117.6 feet to the point of beginning.

Being the same property conveyed to WNS Properties, LLC, a Delaware Limited Liability Company by Warranty deed from Virginia V. Blair, unmarried of record in Instrument No. 20190320-0025251 Register's Office for Davidson County, Tennessee, dated March 15, 2019 and recorded on March 20, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 560 Whispering Hills Drive Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 hand on February 26, 2021}.

Wns Properties, LLC, a Delaware limited liability company

By: Lawrence R. Wisniewski, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Lawrence R. Wisniewski, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member (or other officer authorized to execute the instrument) of WnS Properties, LLC, the within named bargainor, a Delaware Limited Liability Company, and that he as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this February 26, 2021.

Notary Public

My Commission Expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2021-3311

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

