Karen Johnson Davidson County
Batch# 586190 DEEDWARR
03/05/2021 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20210305-0029616

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 $645,000.00.

Carmen Coats
Affiant

Subscribed and sworn before me this the 26 day of February, 2021.

Emily M. Dudley
Notary Public
My commission expires: 09-02-2024

EMILY MORGAN DUDLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brett Mattson and Eilish Donnell 1504 Wayne Drive Nashville, TN 37206	Capstar Bank 2002 Richard Jones Rd Suite A300 Nashville TN 37215	072-16-4N 001.00

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 BRETT MATTSON, AN UNMARRIED MAN, AND EILISH DONNELL, 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: *AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

Land in Davidson County, Tennessee, being Unit A 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 1504 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.

Witness my hand this the 26 day of February, 2021.

21Five Homes, LLC

BY: _____, mm
Aaron Noffsinger, Member

BY: Ty A. B, 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 26 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 26 day of February, 2021.

My commission expires:

12/30/24

_____
Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022