WARRANTY DEED

Karen Johnson Davidson County
Batch# 603340 DEEDWARR
03/31/2021 10:43:17 AM 2 pgs
Fees: $13.00 Taxes: $1,694.23

20210331-0042192

GEORGETTE R. KENNEDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

File No. DH-21-69

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $457,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2021

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Francis and Sandra Francis	NEW OWNER	
(NAME)	(NAME)	061-10-0D-002.00-CO
903 Curdwood Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Invent Communities, Inc., a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen Allan Francis and Sandra Nurnberg Francis, Trustees of The Stephen Allan Francis and Sandra Nurnberg Francis Living Trust dated November 8, 2020**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 2 on the Plan of 903 and 905 Curdwood Blvd., a Horizontal Property Regime, of record as Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Curdwood Place, a Horizontal Property Regime with Private Elements, in Instrument No. 20190805-0077608, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Invent Communities, Inc., a Tennessee corporation by Quitclaim deed from D223, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170503-0043591 Register's Office for Davidson County, Tennessee, dated March 27, 2017 and recorded on May 03, 2017.

This is property more commonly known as 903 Curdwood Boulevard, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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 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 this 30th day of March, 2021.

Invent Communities, Inc., a Tennessee Corporation

By: _____

Joshua L. ~~Hunter, Authorized Agent~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, D Hardwick of the state and county mentioned, personally appeared Joshua L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Invent Communities, Inc., the within named bargainor, a Corporation, and that such Joshua L. Hunter as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Authorized Agent.

Witness my hand and seal, at office in Nashville, TN, this 30th day of March, 2021.

D Hardwick
Notary Signature

Printed Name: D Hardwick

My commission expires: 5/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner