WARRANTY DEED

Karen Johnson Davidson County
Batch# 620336 **DEEDWARR**
04/21/2021 03:51:55 PM 3 pgs
Fees: $18.00 Taxes: $2,571.50

20210421-0053650

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 16TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 1

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires on 01/03/2023

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood TN 37027
File No.: 1440

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP/PARCEL
Hanes Torbett	Bank of Tennessee	092-10-0P-001.00 CO
525A 31st Avenue	112 Mountcastle Dr	
Nashville, TN 37209	Johnson City TN 37601	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

YELLOWSTONE INVESTMENT GROUP, SERIES LLC-SERIES 2

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

Hannah F. Torbett, unmarried and Hanes L. Torbett, married as joint tenants with rights of survivorship.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee being Unit A, as described by the Declaration of Covenants, Conditions and Restrictions for 525 31st Avenue Townhomes, a Horizontal Property Regime with private elements of record in Instrument No. 20191216-0129285, as amended in Instrument No. 20210415-0050413, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Yellowstone Investment Group, Series LLC-Series 2, a Tennessee Limited Liability Company by Warranty Deed from Benton Potts, individually and Red River Development, LLC, a Tennessee Limited Liability Company, dated September 26, 2019, recorded on 09/27/2019, in Instrument No. 20190927-0098804, Register's Office for Davidson County, Tennessee.

Also, being the same property conveyed to Benton Potts, individually, and Red River Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Gerado Duran, a married man, dated April 15, 2019, recorded on 04/16/2019, in Instrument No. 20190416-0034930, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 08RRC21525A

Also, being the same property conveyed to Gerardo Duran, unmarried by Warranty Deed from Johnny V. Crow, Jr. unmarried and Tracy S. Snyder, unmarried, dated July 13, 2011, recorded on 07/15/2011 in Instrument No. 20110715-0054420, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. All matters as set forth per Plat Book 57, Page 169, said Register's office.

3. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20191216-0129285, amended in Instrument No. 20210415-0050413, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

4. Easement for drainage and sanitary sewer of record in Book 4268, page 809, said Register's Office.

This is improved property known as 525A 31st Avenue, Nashville, TN 37209

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/or 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/or 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 our/my hand on the 16th day of April, 2021.

Yellowstone Investment Group, Series LLC-Series 2

BY: _____
Vaibhav Patel, Member

BY: _____
Member

BY: _____
Member

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, of the state and county aforesaid, personally appeared Vaibhav Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Members and is authorized to execute the instrument of Warranty Deed, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Vaibhav Patel.

Witness my hand and official seal this 16th day of April, 2021.

Anna C Norris

Notary Public
My Commission Expires: 3/16/25

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 16, 2025