Karen Johnson Davidson County
Batch# 621870 DEEDWARR
04/23/2021 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20210423-0054675

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $465,000.00. Affiant Subscribed and sworn to before me, this the 20th day of April, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Matthew Fendon	United Wholesale Mortgage LLC	071-08-0R-015.00-CO
268 West Kingbird Drive	585 South Boulevard E	
Chandler, AZ 85286	Pontiac, MI 48341	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AT1 EDWIN GREENS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW FENDON, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 15 on the plan of Edwin Greens, as shown on Exhibit A to the Declaration of Covenants, Conditions and Restrictions of Edwin Greens, a Horizontal Property Regime with Private Elements (a Planned Unit Development) of record in Instrument No. 20191017-0106251, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Linda M. Holman, unmarried and Roberta Holman, married, tenants in common with right of survivorship by Warranty deed from James D. Ezzell and wife, Batte C. Ezzell of record in Book 11033, page 721, Register's Office for Davidson County, Tennessee, dated April 06, 1998 and recorded on July 24, 1998.

Being the same property conveyed to Anita G. Barnes by Quitclaim deed from William L. Barnes of record in Instrument No. 20040322-0031818 Register's Office for Davidson County, Tennessee, dated March 19, 2004 and recorded on March 22, 2004.

Being a portion of the same property conveyed to AT1 Edwin Greens, LLC, a Delaware LLC by Warranty deed from Anita G. Barnes, Lisa D. McCullough, Karl A. Myers, unmarried, Linda M. Holman, unmarried and Roberta Holman, married, tenants in common with right of survivorship of record in Instrument No. 20191001-0099750 Register's Office for Davidson County, Tennessee, dated September 26, 2019 and recorded on October 01, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 530 Edwin Street #15, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of April, 2021.

AT1 Edwin Greens, LLC, a Delaware Limited Liability Company

By: _____
Brett Henry, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brett Henry, Authorized Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of AT1 Edwin Greens, LLC, a Delaware Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 20th day of ~~April, 2021~~.

_____
Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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