Karen Johnson Davidson County
Batch# 621890 DEEDWARR
04/23/2021 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,428.20
20210423-0054699

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-2520

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON
CMC

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $386,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of April, 2021

Notary Public

Commission Expires: _____

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dylan Marcel Sagely-Patterson and Thomas Sagely-Patterson 714 Oakdell Avenue Nashville, TN 37115	CMC ~~NEW OWNER~~ FIRST BANK 722 COLUMBIA AVE FRANKLIN, TN 37064	052-01-0-235.00

WARRANTY DEED

FOR AND IN 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,

Tighten Up Homes LLC, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dylan Marcel Sagely-Patterson and Thomas Sagely-Patterson, spouses married to each other

HEREINAFTER CALLED THE GRANTEES, 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. 17, Block A on the Plan of Revised Plan of Power and Roth's Madison Park Subdivision of record in Plat Book 843, Page 7, 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 the same property conveyed to Sidney Meredith and Rebecca Meredith, husband and wife by Warranty deed from Maria Lubrano, unmarried and Paul Cline, unmarried of record in Instrument No. 20170119-0005760 Register's Office for Davidson County, Tennessee, dated January 18, 2017 and recorded on January 19, 2017. (Value of consideration shown in aforementioned deed $131,700.00.)

Being the same property conveyed to Tighten Up Homes LLC by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20201102-0127435 Register's Office for Davidson County, Tennessee, dated October 22, 2020 and recorded on November 02, 2020. (Value of consideration shown in aforementioned deed $207,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **714 Oakdell Avenue, Nashville, TN 37115.**

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 so 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.

Dated this the 19th day of April, 2021.

Tighten Up Homes LLC

By: _____
Kelsie Kinsley, Member

By: _____
Patrick Kinsley, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Kelsie Kinsley and Patrick Kinsley, Members of Tighten Up Homes, LLC, a Tennessee limited liability company, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Members of Tighten Up Homes, LLC, a Tennessee limited liability company the within named bargainor, and that they as such Members being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of April, 2021.

_____
Notary Public
My Commission Expires: _____

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

WARRANTY DEED

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