(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 623787 DEEDWARR
04/28/2021 09:25:31 AM 2 pgs
Fees: $13.00 Taxes: $1,442.63

20210428-0056466

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF April 20 21

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Ryan Werner Tracy	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	CMG Mortgage (NAME)	
115 Claiborne Street (ADDRESS)	3160 Crow Canyon Road Suite 400 (ADDRESS)	09316005800
Nashville, TN 37210 (CITY) (STATE) (ZIP)	San Ramon, CA 94583 (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, **17613 Group LLC, an Arizona Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Werner Tracy** UNMARRIED, HEREINAFTER CALLED THE GRANTEE, HIS/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. 90, on the Plan of Maury and Claiborne's Addition to Nashville of record in Plat Book 21, Page 84 and 85, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to 17613 Group, LLC, an Arizona limited liability company, by virtue of that certain Warranty Deed dated February 3, 2020, and being of record at Instrument No. 20200206-0013948, in the amount of $155,000.00 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 115 Claiborne St. Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 26th day of April, 2021.

17613 Group, LLC

By: Memorie White, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Memorie White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of 17613 Group, LLC, the within named bargainor, an Arizona Limited Liability Company, and that she as such Authorized Agentexecuted the foregoing instrument for the purposes therein contained, by signing the name of 17613 Group, LLC by herself as Authorized Agent.

WITNESS my hand and official seal at office this 26th day of April, 2021.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY