Karen Johnson Davidson County
Batch# 629864 DEEDWARR
05/06/2021 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,552.15
20210506-0060712

WARRANTY DEED

J-SB-RA-21-4353

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 12-05-2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Morgan Greve	United Wholesale Mortgage	
(NAME) **4353 Goins Road**	(NAME) 585 South Blvd E	**147-7-N-1.00CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NASHVILLE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MORGAN GREVE, AN UNMARRIED WOMAN, AS SOLE OWNERSHIP**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A on the Plan of 4353 Goins Road, a Townhouse Planned Unit Development, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200820-0094182, Register's Office for said County, to which reference is hereby made for a more complete description.

Scrivener's Affidavit of record in Instrument No. 20210427-0056130, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Nashville Homes, LLC, a Tennessee limited liability company, by Warranty Deed from James Andre Holt, John Robert Holt, Jr., Judith Faye Daniels, Shelia Marie Gill, Gloria Carter and Milton Dale Holt, recorded May 24, 2018 in Instrument No. 20180524-0049850, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Instrument No. 20200429-0044962, Register's Office for Davidson County, Tennessee.
- 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. 20200820-0094182, 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.
- Subject to 2021 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4353 Goins Road, Nashville, Tennessee 37211**.

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 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 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(s) this the 27th DAY OF APRIL, 2021.

Nashville Homes, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORZIED AGENT of NASHVILLE HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORZIED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of April, 2021.

_____
Notary Public
My Commission Expires: 10.17.21
(SEAL)

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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

