WARRANTY DEED

Karen Johnson Davidson County
Batch# 667974 DEEDWARR
06/29/2021 02:40:23 PM 2 pgs
Fees: $13.00 Taxes: $1,894.40

20210629-0088258

Margaret R. Means
State of Tennessee Notary Public
Davidson County
Commission Expires September 7, 2021

J-SB-DPRE-21-1623

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $512,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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)
Kelly Caroline Taylor and Eric Gerald Richard	**Quicken Loans, LLC, ISAOA**	
(NAME) **1623 24th Avenue North**	(NAME) **1050 Woodward Avenue**	**081-10-0-327.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **Detroit, MI 48226-1906**	
(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, **BRITE SOLUTIONS, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC GERALD RICHARD AND KELLY CAROLINE TAYLOR, HUSBAND AND WIFE,** 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 part of the Southerly 40 feet of the easterly 150 feet of Lot No. 20 on the Plan of the Subdivision of the Georgia Industrial Realty Company's North Nashville Property, of record in Plat Book 421, Page 188, in the Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of Lot No.20 fronts 40 feet on the Westerly side of 24th Avenue North and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Brite Solutions, Inc., a Tennessee corporation by Warranty deed from John Sowell and wife, Mattie Sowell of record in Instrument No. 20200715-0077406 Register's Office for Davidson County, Tennessee, dated July 10, 2020 and recorded on July 15, 2020.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 188, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1623 24th Avenue North, Nashville, Tennessee 37208**.

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 sha'l be applicable to all genders.

Witness my/our hand(s) this the 24th DAY OF JUNE, 2021.

Brite Solutions, Inc., a Tennessee corporation

BY: _____
Arnold Todd Yarger
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ARNOLD TODD YARGER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of BRITE SOLUTIONS, INC., A TENNESSEE CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 24th of June, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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