Karen Johnson Davidson County
Batch# 686825 DEEDWARR
07/30/2021 10:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210730-0102633

WHEN RECOREDED MAIL TO:
STEWART TITLE GUARANTY COMPANY
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM, CA 92806

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SEAN VAN SLUIS AND BRYNN BAILEY-VAN SLUIS	SEAN VAN SLUIS AND BRYNN BAILEY-VAN SLUIS	093052A11200C0
222 POLK AVE, #301 NASHVILLE, TN 37203	222 POLK AVE, #301 NASHVILLE, TN 37203	

For good consideration, I (We) **HEY Y'ALL NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** whose mailing address is 222 POLK AVE, #301, NASHVILLE, TN 37203, hereby bargain, deed and convey to **SEAN VAN SLUIS AND BRYNN BAILEY-VAN SLUIS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY,** whose mailing address is 222 POLK AVE, #301, NASHVILLE, TN 37203, the following described land in DAVIDSON, County, to wit:

A certain Parcel of Land, together with all tenements, hereditaments and Appurtenances thereto located in Davidson County, Tennessee, more particularly described as follows: Being Unit Number 301 on the plan of Watauga Condominiums (formerly known as Polk Manor Condominium), Created under Title 66, Chapter 27, Section 101 Et seq., as amended in Tennessee Code Annotated, and as established by Master Deed of record in Book 6339, Page 281 and amended in Book 6697, Page 889, and amended and Restated in Instrument Number 20061025-0132105, register's office for Davidson county, Tennessee. Together with an undivided percentage in the Common elements appurtenant to said Units, as set forth in the Master Deed and Bylaws, for a more complete identification and description of Said units.

Being the same property conveyed to Hey Y'all Nashville, LLC, a Tennessee Limited Liability Company by Warranty Deed from Alexander Y. Wagner, a single person, dated April 30, 2018, recorded on May 2, 2018 as Instrument 20180502-0041944.

APN: 093052A11200C0

Property Address: 222 POLK AVE, #301, NASHVILLE, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

IN WITNESS WHEREOF, the said Grantor has signed these presents on 7/23/21.

HEY Y'ALL NASHVILLE, LLC,

A TENNESSEE LIMITED LIABILITY COMPANY

By: _____

Its: _____ **[Signers Title]**

STATE OF)
COUNTY OF)

The foregoing instrument was acknowledged before me this 23RD day of JULY, 20 21, by SEAN VAN SLUIS, who is personally known to me (or satisfactorily proven) to be the _____ of _____ the Grantor herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

BRAD BEILINSON
Notary Public - California
Los Angeles County
Commission # 2326872
My Comm. Expires May 19, 2024

Brad Beilinson
Notary Public

My Commission Expires: 5/19/24

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 50.00 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF CALIFORNIA
COUNTY OF Los Angeles

BRAD BEILINSON
Notary Public - California
Los Angeles County
Commission # 2326872
My Comm. Expires May 19, 2024

Sworn to before me this 23rd day of JULY, 2021.

Brad Beilinson
Notary Public
My Commission Expires: 5/19/24

Name and address for person(s) responsible for taxes:
SEAN VAN SLUIS AND BRYNN BAILEY-VAN SLUIS
222 POLK AVE, #301
NASHVILLE, TN 37203

Name and Address of property owner:
SEAN VAN SLUIS AND BRYNN BAILEY-VAN SLUIS
222 POLK AVE, #301
NASHVILLE, TN 37203

Tennessee Certification of Electronic Document

I, Errick Philome Lavan, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/23/2021 (date of document).

Affiant Signature

7/27/2021
Date

State of California

County of Orange

Sworn to and subscribed before me this 27 day of July, 2021.

CARMEN HEADWORTH
Notary Public - California
Los Angeles County
Commission # 2308828
My Comm. Expires Nov 10, 2023

Notary's Signature

MY COMMISSION EXPIRES: 11/10/2023

NOTARY'S SEAL