WARRANTY DEED

Karen Johnson Davidson County
Batch# 693650 DEEDWARR
08/10/2021 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20210810-0107292

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $385,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/06/2021

NOTARY PUBLIC

MY COMMISSION EXPIRES 12-18-22

ELIZABETH J. BARNES NOTARY PUBLIC WILLIAMSON COUNTY STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3676

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Claire W. Sharpe and Nathaniel S. Card	Claire Sharpe & Nathaniel Card	072-11-2E-002.00-CO
1622 Marsden Avenue	1622 Marsden Ave	
Nashville, TN 37216	Nashville, TN 37216	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Urban Dwell Homes LP., a Tenneessee limited partnership

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Claire W. Sharpe and Nathaniel S. Card, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Townhomes at 1616 Marsden Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190102-0000413 and First amendment in Instrument No. 20190107-0001585 and Second amendment in Instrument No. 20190123-0006665 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Urban Dwell Homes LP, a Tennessee limited Partnership by Warranty deed from Tammy Darlene Foster, a single person of record in Instrument No. 20180927-0095809 Register's Office for Davidson County, Tennessee, dated September 24, 2018 and recorded on September 27, 2018.

Being a portion of the same property conveyed to Urban Dwell Homes LP, a Tennessee limited Partnership by Quitclaim deed from Urban Dwell Homes LP, a Tennessee limited Partnership of record in Instrument No. 20181119-0113770 Register's Office for Davidson County, Tennessee, dated November 19, 2018 and recorded on November 19, 2018. Being also known as 1622 Marsden Avenue Nashville, TN 37216. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1622 Marsden Avenue Nashville, TN 37216

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on August 6, 2021}.

URBAN DWELL HOMES, LP

By: J. Carlton Drumwright
Its: Authorized Agent

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for the County and State aforesaid, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of Latipac, LLC, a Tennessee limited liability company, the General Partner of Urban Dwell Homes, LP, a Tennessee limited partnership, and that he as such, being authorized to do so, executed the foregoing instrument by signing the name of the limited partnership by himself as the Authorized Agent of Latipac, LLC, in its capacity as General Partner for Urban Dwell homes, LP, the bargainor, a Tennessee limited partnership, and as such, being authorized so to do by the partnership, executed the same for the purposes therein contained.

Witness my hand and official seal, this August 6, 2021.

Notary Public

My Commission Expires: 12-18-22



File #: 2021-3676
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
270 Franklin Road, Suite 160
Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 6, 2021.

J. Carlton Drumwright

August 6, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 6, 2021.

Notary

My Commission Expires: 12/18/22

