Karen Johnson Davidson County
Batch# 702898 DEEDWARR
08/23/2021 12:18:50 PM 2 pgs
Fees: $13.00 Taxes: $1,158.10
20210823-0113605

Warranty Deed

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/25/2025 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $313,000.00 Affiant Subscribed and sworn to before me, this the 18th day of August, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brainworks Homes LLC	New Owner(s)	072 07 0 106.00
2322 Riverside Drive		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTINA M. TEEPLE, AN UNMARRIED WOMAN AND WILLIAM ROBERTS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRAINWORKS HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being parts of Lots Nos. 11 and 12, Block "B" on the Map of RM. Dudley's Subdivision, as of record in Book 974, Page 8, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the line between Lots Nos. 10 and 11, at the Southeast corner of the property conveyed to Charles L. Forrester and wife, by Deed from Mamie L. Dickerson of record in Book 2548, Page 411, said Register's Office; thence with said line, Eastwardly 30 feet, more or less, to the Westerly margin of a 15 foot strip, referred to in recorded deeds as an alley; thence with said strip or alley, Northwardly 100 feet, more or less, to the Southerly line of Lot No. 14; thence with the Southerly line of Lots Nos. 14 and 15; Westerly 60 feet to the Northeast corner of said Forrester property; thence with the Easterly line of said Forrester property, Southwardly 100 feet to the beginning

Together with an easement for ingress and egress, which is described as follows: Beginning at the Northwest corner of Lot No. 18 of Block "B" on the map of R.M. Dudley's Subdivision, as of record in Book 974, Page 8, Register's Office for said County; thence in an Easterly direction along Riverside Blvd., 15 feet; thence in a Southerly direction 200 feet to the rear line of said Lot No. 18; thence in a Westerly direction along the said rear line 15 feet to the Southwest corner of said Lot No. 18; thence in a Northerly direction 200 feet to the point of beginning.

Being the same property conveyed Christina M. Teeple, unmarried, and William Roberts, unmarried, as tenants in common by Quitclaim Deed from Christina M. Teeple f/k/a Christina M. Durham, unmarried, of record in Instrument No. 20210723-0099463, in the Register's Office of Davidson County, Tennessee, dated on July 21,2021 and recorded on July 23, 2021.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BBJ 21-2312

Being the same property conveyed Christina M. Dunham, a married woman by Quitclaim Deed from The 2322 Riverside Trust, Susan Neff, as Trustee, of record in Instrument No. 20130904-0093110, in the Register's Office of Davidson County, Tennessee, dated on August 29, 2013 and recorded on September 4, 2013.

Being the same property conveyed to The 2322 Riverside Trust, Susan Neff, as Trustee, by Warranty Deed from CB Investments, LLC, of record in Instrument No. 20101019-0083737, in the Register's Office of Davidson County, Tennessee, dated October 6, 2010 and recorded on October 19, 2010.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2322 Riverside Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of August, 2021.

Christina M. Teeple

William Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christina M. Teeple and William Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of August, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON