Karen Johnson Davidson County
Batch# 724216 DEEDWARR
09/27/2021 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20210927-0129385

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210837021** JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $810,000.00. Daniel Thompson Affiant Subscribed and sworn to before me, this 21st day of September, 2021. Notary Public My Commission Expires: 8-20-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ryan Tombul 1409 Tremont Street, Unit B Nashville TN 37232	~~New Owner~~ Everett Financial DBA Supreme Lending 14801 Quorum Dr, Ste 300 Dallas, TX 75254	Tax Parcel ID No. 105-01-0I-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Duncans on Treemont, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Tombul*** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

* unmarried man

Land in Davidson County, Tennessee, being Unit No. "B" on the plan of The Estates at 1409 Treemont, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of The Estates at 1409 Treemont, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140813-0073164 and amended in Instrument No. 20150508-0042323, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to DUNCANS ON TREEMONT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY , by deed from JGLAC, GP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20200811-0089105, dated August 7, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 105-01-0I-002.00 CO.

Matters shown on the Plan of record in Plat Book 21, page 83, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20140813-0073164 and amended in Instrument No. 20150508-0042323, said Register's Office.

This is improved property located at 1409 Tremont Street, Unit B Nashville TN 37232

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of September, 2021.

Duncans on Treemont, LLC

Troy Duncan, Member

By: Troy Duncan, Member

Jennifer Duncan, Member

By: Jennifer Duncan, Member

STATE OF Missouri)

COUNTY OF St Louis)

Before me, the undersigned, of the State and County aforesaid, personally appeared Troy Duncan and Jennifer Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the members (or other officer authorized to execute the instrument) of Duncans on Treemont, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that they as such authorized members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid authorized members.

Witness my hand, at office, this 21st day of September, 2021.

Notary Public

My Commission Expires: Apr 09 2022

SHELIA SCHREPFER-SHELOR
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
COMMISSIONED FOR ST. LOUIS COUNTY
MY COMMISSION EXPIRES APR 09, 2022
ID #14435705

Tennessee Certification of Electronic Document

I, John L. Bibb, 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 September 21st, 2021 (date of document).

Affiant Signature

September 24, 2021
Date

State of TN

County of MAURY

Sworn to and subscribed before me this 24th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 2-25-24

NOTARY'S SEAL

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY