Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: TP 21 5922

Karen Johnson Davidson County
Batch# 724666 DEEDWARR
09/27/2021 11:51:58 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20210927-0129416

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6663

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of September, 2021

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
William Majure and Hannah Gipson 5922 A Carl Place Nashville, TN 37209	new owners	091-06-3G-001.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Tyler Lummis, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William W. Majure, III, a single man, and Hannah Gipson, a single woman, as tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit A of Homes at 5922 Carl Place, a Horizontal Property Regime with Private elements located at Nashville, Davidson County, Tennessee and described in Declaration of Covenants, Conditions and Restrictions for Homes at 5922 Carl Place, a Horizontal Property Regime with Private Elements of record at Instrument No. 20190802-0076411, in the Register's Office of Davidson, Tennessee to which hereby reference is made. The easements, restrictive Covenants, Conditions and Regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 5922 Carl Place, a Horizontal Property Regime with Private elements with Plat filled as Exhibit "B" to said Declaration appearing in Instrument No. 20190802-0076411, and bylaws upended thereto as Exhibit C, said Register's office, are incorporated hereby the same as though copied herein for a more complete description of said Unit

Being a portion of the same property conveyed to Cloud10 Enterprises, LLC, a Georgia Limited Liability Company and Vesta & Vulcan Builders, LLC, a Tennessee Limited Liability Company by Warranty deed from Faith J. Groves, unmarried of record in Instrument No. 20190715-0068485 Register's Office for Davidson County, Tennessee, dated June 25, 2019 and recorded on July 15, 2019.

Being the same property conveyed to Tyler Lummis, married by Warranty deed from Cloud 10 Enterprises, LLC, a Georgia Limited Liability Company and Vesta & Vulcan Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200204-0012902 Register's Office for Davidson County, Tennessee, dated January 24, 2020 and recorded on February 04, 2020. Tyler Lummis having since divorced per Maritial Dissolution Agreement in the Chancery Court for Rutherford County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5922 A Carl Place, Nashville, TN 37209

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, their heirs and assigns forever; and we so covenant with 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 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 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.

Dated this the 21st day of September, 2021.

Tyler Lummis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tyler Lummis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of September, 2021.

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

(Notary Seal)

Notary Public
My Commission Expires: 52323