WARRANTY DEED

Karen Johnson Davidson County
Batch# 733912 DEEDWARR
10/12/2021 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20211012-0136706

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 BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-5-2024

(AFFIX SEAL)

LORI PATTERSON NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Gore & Reynolds, PLLC
Stewart Title Company Tennessee Division, 121 First Ave S, Ste 230, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
NR SN Tennessee, A, LLC, a Delaware Limited Liability Company	NEW OWNER	086120B01200CO
(NAME)	(NAME)	
8390 E Via de Ventura, F-110, #303		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85258		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I **Claire Elizabeth Goodson, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **NR SN Tennessee, A, LLC, a Delaware Limited Liability Company**, hereinafter called the GRANTEE(S), his/her/their 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 12 as shown in Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Tulip Grove, a Horizontal Property Regime with Private Elements of record in Instrument Number 20161123-0123638, as amended in Instrument No. 20161123-0124072 and Instrument No. 20161130-0125792, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit.

Being the same property conveyed to Claire Elizabeth Goodson, an unmarried woman by Warranty Deed from Tanner Christian Brown and Alexandria Reitmaier Brown, husband and wife, dated 08/22/2019 and recorded 08/23/2019, of record in Instrument 201908230085072, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Instrument 201611230123502; (2) Covenants, conditions, easements and restrictions recorded in Instrument 201611230123638, Instrument 201611230124072, Instrument 201611300125792; (3) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems Easement including terms and conditions thereof as recorded in Instrument 201604070033392; (4) Grant of Easement including terms and conditions thereof as recorded in Instrument 201707170071699, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1346 Sula Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Effective the 7th day of October, 2021.

Claire Elizabeth Goodson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claire Elizabeth Goodson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of October, 2021.

Notary Public:
My Commission Expires: 4/10/23

E. KIRKHAM GORE, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 10-7-2021.

Affiant
Date: October 8, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8 day of October, 2021.

Notary Public

My Commission Expires: 11/5/2024

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY