Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6404

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of October, 2021

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brandon M. Sintz and Jaime L. Nelson 3220 B Alpine Avenue Nashville, TN 37218	Churchill Mortgage Corporation 1749 Mallory Lane Suite 100 Brentwood, TN 37027	070-05-0F-002.00-CO

Karen Johnson Davidson County
Batch# 737219 DEEDWARR
10/15/2021 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20211015-0138780

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,

Alpine Development Partners GP

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

Brandon M. Sintz and Jaime L. Nelson, husband and wife, as joint tenants

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 in Davidson County, Tennessee, being Unit No. B on the Plan of Thirtytwo-Twenty Alpine Avenue, as shown on Exhibit "B" of Thirtytwo-Twenty Alpine Avenue, of record in Instrument No. 20200812-0090283, 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 Michael P. Cullin by Special Warranty deed from CitiFinancial Mortgage Company Inc of record in Instrument No. 20060207-0015098 Register's Office for Davidson County, Tennessee, dated January 24, 2006 and recorded on February 07, 2006. (Value or consideration as shown in aforementioned deed $77,200.00.)

Being a portion of the same property conveyed to Alpine Development Partners, GP by Warranty deed from Michael P. Cullin, an unmarried man of record in Instrument No. 20200730-0084164 Register's Office for Davidson County, Tennessee, dated July 24, 2020 and recorded on July 30, 2020. (Value or consideration as shown in aforementioned deed $150,000.00.)

Being also known as 3220 B Alpine Avenue Nashville, TN 37218.

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.

Witness my/our hand(s) this the 7th DAY OF OCTOBER, 2021.

Alpine Development Partners, GP

Elevate Proprties, LLC, Partner

BY: _____
Bruce Alan Good, Jr.
Member

JMR Investments, LLC, Partner

BY: Joseph M Roberts III
Joseph M. Roberts, III
Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of Oct., 2021, before me personally appeared Bruce Alan Good, Jr., to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Member of Elevate Properties, LLC, Partner of Alpine Development Partners, GP, the within named bargainor, a partnership, and that he as such Member of Elevate Properties, LLC, partner of Alpine Development Partners, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 7th day of Oct., 2021

_____
Notary Public
My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of Oct., 2021, before me personally appeared Joseph M. Roberts, III, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Member of JMR Investments, LLC, Partner of Alpine Development Partners, GP, the within named bargainor, a partnership, and that he as such Member of JMR Investments, LLC, partner of Alpine Development Partners, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 7th day of Oct, 2021

_____
Notary Public
My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **Joshua A. Terry**, 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 10/7/21.

Affiant Signature

10/13/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/13/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON