Karen Johnson Davidson County
Batch# 738995 DEEDWARR
10/19/2021 10:05:30 AM 4 pgs
Fees: $23.00 Taxes: $1,961.00
20211019-0140123

WARRANTY DEED

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

JM-TWG-21-2410

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/20/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
6M Home, LLC	**NEW OWNER** A&D Mortgage	
(NAME)	(NAME)	**092-02-0F-007.00-CO**
2410 Meharry Blvd. #3	1720 Harrison St. 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville TN 37208	Hollywood FL 33020	
(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 consideration, the receipt of which is hereby acknowledged, **MARIO LESTER BARRETT AND TINA MARIE BARRETT, HUSBAND AND WIFE AND AMANDA LONGO KASTUK AND PAUL JEROME KASTUK, III, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **6M HOME, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 7 on the Plan of The Heritage at Jefferson, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 201612020126840, 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 the same property conveyed to Mario Lester Barrett and Tina Marie Barrett, husband and wife, and Amanda Longo Kastuk and Paul Jerome Kastuk, II, husband and wife by Quit Claim Deed deed from Mario Lester Barrett and Tina Marie Barrett of record in Instrument No. 20200117-0006437 Register's Office for Davidson County, Tennessee, dated January 15, 2020 and recorded on January 17, 2020.

Paul Jerome Kastuk, III erroneously took title as Paul Jerome Kastuk, II. References to both names in this instrument are both one and the same individual.

This conveyance is subject to:

- Taxes for the year 2021 and subsequent years.
- Plan of record in Book 421, Page 90, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of The Heritage at Jefferson of record in Instrument Number 20161202-0126840 and amended recorded in Instrument Number 20190510-0044214, Register's Office for Davidson County, Tennessee.
- Plan of record as Instrument Number 20170316-0025756, Register's Office of Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20160825-0088927, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Book 421, Page 90, Register's Office for Davidson County, Tennessee.
- Deeds to the State of Tennessee of record in Book 4123, Page 291, Book 4148, Page 595, and Book 4152, Page 153, in the Register's Office for Davidson County, Tennessee.
- Acknowledgment of Termination of Right of Entry of record in Instrument Number 20150605-0053107, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2410 Meharry Blvd 3, Nashville, Tennessee 37208**.

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 heirs and 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 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.

Witness my/our hand(s) this the 12th DAY OF OCTOBER, 2021.

Mario Lester Barrett

Tina Marie Barrett

STATE OF TEXAS
COUNTY OF Travis

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

Witness my hand and official seal, this the 12th of October, 2021.

Notary Public
My Commission Expires: 7-17-2024
(SEAL)

JENNIFER HASS
Notary Public, State of Texas
Notary ID# 13257582-7
My Commission Expires
JULY 17, 2024

STATE OF TEXAS
COUNTY OF Travis

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

Witness my hand and official seal, this the 12th of October, 2021.

Notary Public
My Commission Expires: 7-17-2024
(SEAL)

JENNIFER HASS
Notary Public, State of Texas
Notary ID# 13257582-7
My Commission Expires
JULY 17, 2024

Witness my/our hand(s) this the 12th DAY OF OCTOBER, 2021.

Amanda Longo Kastuk

~~Paul Jerome Kastuk, II~~ ~~III~~

Paul Jerome Kastuk III PJK III

STATE OF VIRGINIA
COUNTY OF Spotsylvania

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

Witness my hand and official seal, this the 12th of October, 2021.

Notary Public
My Commission Expires: 01/31/2023
(SEAL)

MEGAN O. WATSON
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 7835824
MY COMM. EXPIRES 01/31/2023
NOTARY PUBLIC

STATE OF VIRGINIA
COUNTY OF Spotsylvania

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL JEROME KASTUK, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of October, 2021.

Notary Public
My Commission Expires: 01/31/2023
(SEAL)

MEGAN O. WATSON
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 7835824
MY COMM. EXPIRES 01/31/2023
NOTARY PUBLIC

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 12, 2021.

J. Carlton Drumwright

October 12, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 12, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY