Karen Johnson Davidson County
Batch# 739482 DEEDWARR
10/19/2021 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20211019-0140231

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/2024
(AFFIX SEAL)

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

JM-MRE-21-106

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)
Katherine Fagan and Kevin Fagan	Ameris Bank	
(NAME)	(NAME)	**083-03-0-366.00**
106 Rosebank Avenue	1800 Parkway Place, Suite 820	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Marietta, GA 30067	
(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, **TYNELEA PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHERINE FAGAN AND KEVIN FAGAN, WIFE AND HUSBAND,** 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 Lot No. 2 on the Plan of "Resubdivision Plat of Lot No. 1 as shown on the Plan of W.S. Ashworth's Resubdivision of Lots 47, 48, 49 and 50 of The Town of Brownsville, field of record at Plat Book 161, Page 153", field of record at Instrument No. 20140630-0057236 and further amended in Instrument No. 20201218-0150384, 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 Tynelea Partners, LLC by Warranty deed from Martin Rubenstein and Alan Rubenstein of record in Instrument No. 20200511-0048908 Register's Office for Davidson County, Tennessee, dated April 22, 2020 and recorded on May 11, 2020.

The grantor, Tynlea Partners, GP, erroneously took title as Tynelea Partners, LLC. This was a result of a scrivener's error which has been corrected with Scrivener's Affidavit of record in Instrument No. 20211004-0132893 dated September 30, 2021 and recorded October 4, 2021 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record as Instrument Number 20140630-0057236, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **106 Rosebank Avenue, Nashville, Tennessee 37206**.

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 15th DAY OF OCTOBER, 2021.

Tynelea Partners, GP

BY: _____
Thomas W. Smith, II
Authorized Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS W. SMITH, II, signing for TYNELEA PARTNERS, GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED PARTNER of TYNELEA PARTNERS, GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of October, 2021.

_____
Notary Public
My Commission Expires: 1.3.2022
(SEAL)

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

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 15, 2021.

Affiant Signature

Date: 10/15/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this October 15, 2021.

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

