Karen Johnson Davidson County
Batch# 741503 DEEDWARR
10/22/2021 10:32:30 AM 4 pgs
Fees: $23.00 Taxes: $2,332.39
20211022-0142013

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF **Sumner** The actual consideration or value, whichever is greater, for this transfer is $ **630,375.00** Affiant Subscribed and sworn to before me, this the 13 day of **October**, **2021** Notary Public My commission expires: May 9, 2023 (Affix Seal)
Fidelity Residential Solutions 2600 Dallas Parkway Suite 410 Frisco, TX 75034 851620-2021-0939	

KENYON J. SALES
Notary Public
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: **Jared M. Ludwick and Cierra C. Camacho**	NAME: **Jared M. Ludwick and Cierra C. Camacho**
STREET ADDRESS: **921A Youngs Ln, Nashville, TN**	STREET ADDRESS: **921A Youngs Ln, Nashville, TN**
MAP & PARCEL NO.: **070 07 0K 001.00**	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Celeste Spear, a single woman hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Jared M. Ludwick, an unmarried man and Cierra C. Camacho, an unmarried woman, *

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows: ***joint tenants with rights of survivorship,**

See the Exhibit "A"

This is improved property known as: 921 Youngs Lane #A, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 1st day of October, 2021.

x _____
Celeste Spear

State of Georgia
County of DeKalb } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Celeste Spear, Single (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand at office this 1st day of October, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

LAMAR NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 29, 2022

_____
Notary Public
My commission expires 1.29.22

File No.: MTJ-2112015BSO

EXHIBIT "A"

The Land referred to herein below is situated in the County of DAVIDSON, State of TENNESSEE, and is described as follows:

A certain townhouse located in Davidson County, Tennessee, being Unit A of 921 Youngs Lane, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 921 Youngs Lane, a Townhouse Planned Unit Development, Horizontal Property Regime with Private Elements of record in Instrument No. 20180615-0057491, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Celeste Spear, a single woman, by Warranty Deed from RK Junior Contracting Services LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200701-0071177, in the Register's Office of Davidson County, Tennessee, dated June 30, 2020 and recorded on July 01, 2020.

Being a portion of the same property conveyed to RK Junior Contracting Services LLC, a Tennessee limited liability company, by Quitclaim Deed from Ronnie Kelley, Jr., an unmarried man, of record in Instrument No. 20190507-0042547, in the Register's Office of Davidson County, Tennessee, dated March 26, 2019 and recorded on May 07, 2019.

Being Being a portion of the same property conveyed to Ronnie Kelley, Jr., an unmarried man, by Warranty Deed from Music City Financial, LLC, of record in Instrument No. 20180503-0042266, in the Register's Office of Davidson County, Tennessee, dated April 27, 2018 and recorded on May 03, 2018.

Certificate of Authenticity

I, **Doné Oglesby**, 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 1, 2021**.

Date

Affiant Signature

10/14/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **14th** day of **October**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY