Karen Johnson Davidson County
Batch# 741698 DEEDWARR
10/22/2021 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $5,272.50
20211022-0142246

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,425,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MARGARET PHILPOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

JM-RRG-21-2716

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)
How and Why Real Estate, LLC	**Bruce Kalmick**	
(NAME)	(NAME)	
2716 Westwood Drive	**16905 Broomweed Cove**	**118-02-0-226.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Austin, TX 78738**	
(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, **TATIA JOSEPHINE ROSE, TRUSTEE OF THE TATIA JOSEPHINE ROSE REVOCABLE LIVING TRUST DATED JUNE 16, 2015,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOW AND WHY REAL ESTATE, LLC,** 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 the southerly 25 feet of Lot No. 70 and all of Lot No. 71 on the Plan of George I. Waddey's Subdivision of Westwood of record in Plat Book 332, page 99, Register's Office for said County. Said part of Lot 70 and all of Lot 71 front together 75 feet on the easterly side of Westwood Drive, formerly 7th Avenue South, extended and runs back between parallel lines 187.5 feet to the rear. And also conveyed without warranties of title is that portion of the alley closed by Berry Hill City Ordinance No. 2000-316, closing, vacating and abandoning an alley bounded on the west by subject property.

Being the same property conveyed to Tatia Josephine Rose (a/k/a Tatia Rose Cooke), Trustee of The Tatia Josephine Revocable Living Trust dated June 16, 2015 by Quitclaim deed from Tatia Josephine Rose of record in Instrument No. 20150622-0059462 Register's Office for Davidson County, Tennessee, dated June 16, 2015 and recorded on June 22, 2015.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 332, Page 99, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2716 Westwood Drive, Nashville, Tennessee 37204.**

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.

The Tatia Josephine Rose Revocable Living Trust dated June 16, 2015

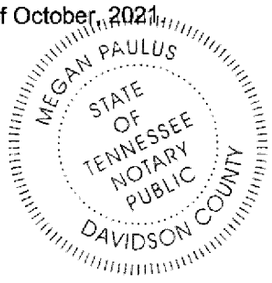
BY: _____
Tatia Josephine Rose
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TATIA JOSEPHINE ROSE, TRUSTEE of THE TATIA JOSEPHINE ROSE REVOCABLE LIVING TRUST DATED JUNE 16, 2015, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

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

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)



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

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **10/15/2021** (date of document).

Affiant Signature

10/15/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **October**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

