WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $659,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2021.

Notary Public

LINDSAY M. BLAKELY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 747915 DEEDWARR
11/02/2021 01:52:11 PM 2 pgs
Fees: $13.00 Taxes: $2,438.30

20211102-0146654

JM-SB-RF-21-1423

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)
Joseph Patlevic and Jessica Rosul	**American Pacific Mortgage Corporation and/or Warehouse Lenders**	
(NAME) **1423 Litton Avenue**	(NAME) **3000 Lava Ridge Court**	**072-11-1Y-001.00-CO**
(ADDRESS) **Nashville, TN 37216-3842**	(ADDRESS) **Roseville, CA 95661**	
(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, **CHRIS WRIGHT AND DAVID MORGAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH PATLEVIC AND JESSICA ROSUL, HUSBAND AND WIFE,** 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 A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Fourteen Twenty Three Litton Avenue, A Horizontal Property Regime with Private Elements of record as Instrument No. 20201130-0139079 and being shown on Plat attached thereto as Exhibit "B", 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 part of the same property conveyed to Chris Wright and David Morgan, as tenants in common with right of survivorship by Warranty deed from William Michael Key, and Yan Fen Key, as joint tenants with rights of survivorship of record in Instrument No. 20201120-0136878 Register's Office for Davidson County, Tennessee, dated November 16, 2020 and recorded on November 20, 2020.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20201130-0139079, Register's Office for Davidson County, Tennessee.
- Sanitary Sewers and or Storm Drainage of record in Book 4215, Page 94, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20210104-0000420, in the 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: **1423 Litton Avenue, Nashville, Tennessee 37216-3842**.

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 29th DAY OF OCTOBER, 2021.

Chris Wright

David Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRIS WRIGHT, 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 29th of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

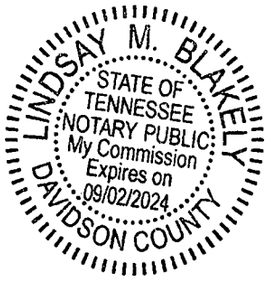


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID MORGAN, 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 29th of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



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