Karen Johnson Davidson County
Batch# 750760 DEEDWARR
11/08/2021 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $3,478.00
20211108-0148939

WARRANTY DEED

JOHN C. ELROD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MJ-P-21-112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $940,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/2024
(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)
Kevin Joseph Leach and Yu Huang	**NEW OWNER**	
(NAME)	(NAME)	**116-16-0B-034.00-CO**
112 Wentworth Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **TYLER S. LARSON AND BETHANY L. LARSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN JOSEPH LEACH AND YU HUANG, 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 Lot No. 34 on the Plan of Second Revision The Iroquois of Nashville of record in Book 6250, Pages 636-637, as revised in Book 6250, Pages 723-724 and Book 6900, Page 61-62, 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 Tyler S. Larson and Bethany I. Larson, husband and wife by Warranty deed from William J. Bryan, III, Special Trustee of William J. Bryan, Jr., 2011 Revocable Trust; and Jonathan Carr, Vice President of SunTrust bank, trustee of William J. Bryan, Jr., 2011 Revocable Trust of record in Instrument No. 20190524-0049643 Register's Office for Davidson County, Tennessee, dated May 23, 2019 and recorded on May 24, 2019.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 6250, Page 636-637, as revised in Book 6250, Pages 723-724 and Book 6900, Page 61-62, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for The Iroquois of Nashville with By-Laws appended thereto, of record in Book 6657, Page 683 and Book 6684, Page 243, as amended in Book 6820, Page 732, Book 7523, Page 828, and Instrument No. 20190214-0013903, Register's Office for Davidson County, Tennessee.
- Charter of Incorporation of Iroquois Homeowners Association, Inc. of record in Book 7661, Page 875, as amended in Book 8209, page 304, in the Register's Office for Davidson County, Tennessee.
- Dedication of common area to Iroquois Homeowner's Association, Inc. of record in Book 8853, Page 662, in the Register's Office for Davidson County, Tennessee.
- Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 4154, Page 212 and Book 4159, Page 136, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3432, Page 467, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6400, Page 650, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7154, Page 407 , 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: **112 Wentworth Avenue, Nashville, Tennessee 37215**.

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 25 DAY OF OCTOBER, 2021.

Tyler S. Larson by Kate Nyquist, Attorney-in-Fact

Tyler S. Larson by Kate Nyquist, Attorney-in-Fact

Bethany L. Larson by Kate Nyquist, Attorney-in-Fact

Bethany L. Larson by Kate Nyquist, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TYLER S. LARSON AND BETHANY L. LARSON, and who acknowledged he/she/they executed the same as the free act and deed of the said TYLER S. LARSON AND BETHANY L. LARSON.

Witness my hand and official seal, this the 25th of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

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

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10-25-21.

Affiant Signature

11-2-21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 2 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY