WARRANTY DEED

Karen Johnson Davidson County
Batch# 755562 DEEDWARR
11/16/2021 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.13
20211116-0152410

B-VRES-21-3220A

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Chatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $624,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 2.5.25
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC KAYTLYN N. DODSON CHEATHAM COUNTY

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)
Sheri Swist	same	
(NAME)	(NAME)	**070-05-0F-001.00-CO**
3220 A Alpine Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **ALPINE DEVELOPMENT PARTNERS, GP**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHERI SWIST, AN UNMARRIED WOMAN,** 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 No. A on the Plan of Thirtytwo-Twenty Alpine Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Thirtytwo-Twenty Alpine Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200812-0090283, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Michael P. Cullin by Special Warranty deed from CitiFinancial Mortgage Company Inc. of record in Instrument No. 20060207-0015098 Register's Office for Davidson County, Tennessee, dated January y24, 2006 and recorded on February 07, 2006.

Being a portion of the same property conveyed to Alpine Development Partners, GP by Warranty deed from Michael P. Cullin, an unmarried man of record in Instrument No. 20200730-0084164 Register's Office for Davidson County, Tennessee, dated July 24, 2020 and recorded on July 30, 2020.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 131, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 2020812-0090283, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20200831-0098649, 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: **3220 A Alpine Ave, Nashville, Tennessee 37218**.

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 9th DAY OF NOVEMBER, 2021.

Alpine Development Partners, GP

Elevate Proprties, LLC, Partner

BY: _____
Bruce Alan Good, Jr.
Member

JMR Investments, LLC, Partner

BY: _____
Joseph M. Roberts, III
Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of Nov., 2021, before me personally appeared Bruce Alan Good, Jr., to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Member of Elevate Properties, LLC, Partner of Alpine Development Partners, GP, the within named bargainor, a partnership, and that he as such Member of Elevate Properties, LLC, partner of Alpine Development Partners, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 9th day of Nov., 2021

_____
Notary Public
My Commission Expires:

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of Nov., 2021, before me personally appeared Joseph M. Roberts, III, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Member of JMR Investments, LLC, Partner of Alpine Development Partners, GP, the within named bargainor, a partnership, and that he as such Member of JMR Investments, LLC, partner of Alpine Development Partners, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 9th day of Nov., 2021

_____
Notary Public
My Commission Expires:

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 11/9/21 (date of document).

L. Broner McCoy
Date: 11/9/21

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 9th day of November, 2021.

NOTARY PUBLIC
My Commission expires: 2.5.25

