WARRANTY DEED

Karen Johnson Davidson County
Batch# 760204 DEEDWARR
11/23/2021 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,358.75
20211123-0155697

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $637,500.00.

Megan Renee Noseda
Affiant

Subscribed and sworn to me on 11/17/21.

NOTARY PUBLIC

My Commission Expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Megan Renee Noseda 5700 A Burgess Ave Nashville, TN 37209	CMG Mortgage, Inc. 3160 Crow Canyon Rd., Ste. 400 San Ramon, CA 94583	103 02 1D 002.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Nashvillage, LLC, a Nevada limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Megan Renee Noseda, an unmarried woman and Matthew Stevens. unmarried man, joint tenancy with right of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 201B of Oceola Drive Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Oceola Drive Townhomes, a Horizontal Property Regime, of record in Instrument No. 20200304-0023544, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Nashvillage LLC, a Nevada limited liability company, by Warranty Deed from Mark Hayes, married, of record in Instrument No. 20190524-0049315, in the Register's Office of Davidson County, Tennessee, dated May 15, 2019 and recorded on May 24, 2019.

This is improved property known as 5700 A Burgess Ave, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES he is 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 GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand this 11/17/21.

Nashvillage, LLC

By: Taner Togac
Its: Authorized Agent

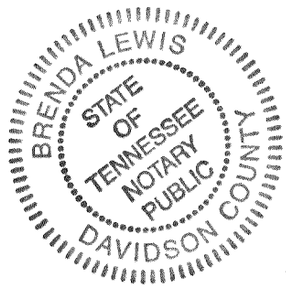
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Taner Togac, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Authorized Agent of Nashvillage, LLC, the within named bargainor, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing for Nashvillage, LLC by himself as Authorized Agent.

Witness my hand and official seal on 11/17/21.

NOTARY PUBLIC

My Commission Expires: 9-8-2025



Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 November 17, 2021

Tori Cole

Affiant Signature

Date: 11/17/21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this November 17, 2021

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM