Karen Johnson Davidson County
Batch# 762466 DEEDWARR
11/29/2021 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20211129-0157407

WARRANTY DEED

CHERYL D BOLANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $525,000.00

Elizabeth L Barnes
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 11/22/2021.

Cheryl D. Bolander
NOTARY PUBLIC

MY COMMISSION EXPIRES 9/20/2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4744

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Samantha Sites and Travis Densmore		090-15-0C-001.00-CO
308 Sunliner Drive		
Nashville, TN 37209		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Urban Dwell Homes, a Tennessee General Partnership

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samantha Sites, unmarried and Travis Densmore, unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A 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" on the Plan of Townhomes at 615 River Rouge Drive, as shown Exhibit "B" to the Declaration of Covenants, Conditions and Restriction of Townhomes at 615 River Rouge Drive, a Horizontal Property Regime with Private Elements of record in instrument No.20191120-0120021, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jackson Moody and wife, Audrey C. Moody by Warranty Deed from Harry G. Graham and wife, Margaret Hunt Graham, of record in Book 3341, Page 199, Register's Office for Davidson County, Tennessee, dated February 7, 1962 and recorded on February 8, 1962.

Being the same property conveyed to Audrey C. Moody, by Warranty Deed from Jackson Moody, of record in Book 3616, Page 59, Register's Office for Davidson County, Tennessee, dated July 15, 1963 and recorded on September 04, 1963.

Being the same property conveyed to Thomas H. Womack, IV and Melissa J. Womack by Quitclaim Deed from Audrey C. Moody, of record in Book 7304, Page 154, Register's Office for Davidson County, Tennessee, dated July 20, 1987 and recorded on July 23, 1987.

Being the same property conveyed to Audrey C. Moody, by Quitclaim Deed from Thomas H. Womack, Melissa J. Womack and Audrey C. Moody, of record in Instrument No. 20080804-0080259 Register's Office for Davidson County, Tennessee, dated July 28, 2008 and recorded on August 04, 2008.

Being a portion of the same property conveyed to MTA Acquisitions LLC, a Tennessee limited liability company, by Warranty Deed from Audrey C. Moody, unmarried, of record in Instrument No. 20191104-0113485, Register's Office for Davidson County, Tennessee, dated October 31, 2019 and recorded on November 04, 2019.

Being the same property conveyed to Urban Dwell Homes GP, a Tennessee General Partnership by Warranty deed from MTA Acquisitions LLC, a Tennessee limited liability company of record in Instrument No. 20191211-0127795 Register's Office for Davidson County, Tennessee, dated December 10, 2019 and recorded on December 11, 2019. (Value of consideration shown in aforementioned deed $75,000.00.) Being also known as 308 Sunliner Drive A Nashville, Tennessee 37209. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 308 Sunliner Drive Nashville, TN 37209

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on November 22, 2021.

Urban Dwell Homes

By: J. Carlton Drumwright, authorized agent

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, a Notary Public for the State and County aforesaid, J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an Authorized Agent of Urban Dwell Homes, a Tennessee general partnership, and is authorized by said general partnership to execute this instrument on its behalf.

Witness my hand and official seal, this November 22, 2021.

Cheryl D. Bolander

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2021-4744

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 22, 2021.

J. Carlton Drumwright

November 22, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 22, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY