Karen Johnson Davidson County
Batch# 771757 DEEDWARR
12/10/2021 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20211210-0164244

WARRANTY DEED

TYLER CLARK NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $564,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/7/2022
(AFFIX SEAL)

B-AH-21-2109D

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)
Bren J. Turk and David S. Turk	**New Owner**	
(NAME)	(NAME)	**PART OF 081-06-0-299.00**
4508 Old Pond Drive		
(ADDRESS)	(ADDRESS)	
Plano, TX 75024		
(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, **RICHLAND INVESTMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BREN J. TURK AND DAVID S. TURK, WIFE AND HUSBAND**, 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. 2 on the Plan of Homes at 2109 B 23rd Avenue North, a Horizontal Property Regime with Private Elements of record in Exhibit "A" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20210115-0007082, Amended in Instrument No. 20210514-0065165 and Instrument No. 20210602-0073878, 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 portion of the same property conveyed to Mary Christine Dorley, unmarried, by Warranty Deed from Estate of Albert Perkins and Mary Perkins, wife of Albert Perkins. of record in Book 10149, Page 137, Register's Office for Davidson County, Tennessee, dated July 31, 1996 and recorded on August 07, 1996.

Being a portion of the same property conveyed to Richland Investment Partners, LLC, a Tennessee Limited Liability Company by Warranty deed from Mary Christine Dorley, unmarried of record in Instrument No. 20201102-0127978 Register's Office for Davidson County, Tennessee, dated October 29, 2020 and recorded on November 2, 2020.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 3, Page 11, Chancery Court'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 20210115-0007082, , Amended in Instrument No. 20210514-0065165 and Instrument No. 20210602-0073878, Register's Office for Davidson County, Tennessee.
- Charter of Homes at 2109 B 23rd Avenue North Homeowners' Association, Inc of record in Instrument Number 20210129-0013097, 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: **2109 D 23rd Avenue North, Nashville, Tennessee 37208**.

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 7th DAY OF DECEMBER, 2021.

Richland Investment Partners, LLC, a Tennessee Limited Liability Company

BY:_____
Jeff Gaw
Manager

BY:_____
Joseph M. Roberts, III
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF GAW, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of RICHLAND INVESTMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of December, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH M. ROBERTS, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of RICHLAND INVESTMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of December, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

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

I, Tyler Clark, 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 December 7, 2021

Tyler Clark

Tyler Clark

12/8/21

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and described before me this 8th **day of** December**, 2021.**

Tammy Tanner

Notary Public
My Commission Expires: 6/21/22

