Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-CR-21-1150

Name and Address of New Owner:
Evan Roane and Eryn McHugh
1130 Richmond Drive
Nashville, TN 37216

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 775043 **DEEDWARR**
12/16/2021 02:02:38 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00

20211216-0166559

This Instrument Prepared By:
Alexandra Ponce
CLOSED LLC
110 Center Park Drive
Suite 102
Knoxville, TN 37922

Map & Parcel No: 061-08-0-072

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Vertical Infill, Inc., a California Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Evan Roane, unmarried and Eryn McHugh, unmarried,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 16 on the Plan of King's Subdivision, Section No. 1, as of record in Book 1130, page 94, Register's Office for said County, described as follows:

Beginning on the southerly margin of Richmond Drive at the corner of Lots No. 16 and 17; thence with the line between said two lots southwardly 249 degrees feet to the northerly line of the Isaac Litton High School property; thence with said line eastwardly 108.7 feet to the southwest corner of Hedgewood Drive; thence with the westerly margin of said Drive northwardly 226.7 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, northwestwardly 37.3 feet to the southerly margin of Richmond Drive; thence with said Drive, westwardly 66.8 feet to the beginning.

Being the same property conveyed to Thomas Darrel Lyle and Pandora S. Lyle, husband and wife, by deed dated August 13, 2020, and recorded August 18, 2020, from Mary Clapper Gardner, Sole Devisee and Executrix for the Estate of Thomas Gardner, of record in Instrument Number 20200818-0092922 and being the same property conveyed to Vertical Infill, Inc., A California Corporation, by deed dated February 8, 2021, and recorded February 11, 2021, from Thomas Darrel Lyle and Pandora S. Lyle, husband and wife, of record in Instrument Number 20210211-0019868, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1130 Richmond Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13 day of December, 2021.

Vertical Infill, Inc., a California Corporation

By: _____(SEAL)
Dean L. Welsh, Authorized Agent

STATE OF _____
COUNTY OF _____

Before me, the undersigned, of the state and county mentioned, personally appeared Dean L. Welsh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Vertical Infill, Inc., the within named bargainor, a California Corporation, and that such Dean L. Welsh as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Authorized Agent.

Witness my hand and seal, at office, this _____ day of December, 2021.

_____
Notary Signature

SEE ATTACHED CALIFORNIA CERTIFICATE
Raymond Cody Cecil

My commission expires: December 13, 2024

**AFFIDAVIT OF VALUE**

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 13th day of December, 2021.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

_____
Notary Signature
My commission expires: 07/09/24

**CALIFORNIA ALL PURPOSE ACKNOWLEDGEMENT** **CIVIL CODE SECTION 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On December 13, 2021 before me, Raymond Cody Cecil, Notary Public

personally appeared Dean L. Welsh

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Raymond Cody Cecil
COMM. #2323033
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires Mar 19, 2024

I certify under PENALTY OF PERJURY under the Laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Description of Attached Document: Warranty Deed

Document Date: 12/13/2021 Number of Pages: 2

Signer(s) other than named above: _____