THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36776-11-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $560,000.00. Affiant Subscribed and sworn to before me this 17th day of December, 2021. Notary Public My Commission Expires: 2/12/23

AMY CROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Matthew Avery Hagen, Kasey Marie Sams 6352-6352A Columbia Ave Nashville, TN 37209	**Send Tax Bills To:** Franklin Loan Center 44800 Village Ct. Palm Desert, CA 92260	**Tax Information:** Map and Parcel No.: 091013 0X 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sean White and Taryn White, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Matthew Avery Hagen and Kasey Marie Sams, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6352 A Columbia Ave, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, thier successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 778473 DEEDWARR
12/22/2021 11:59:30 AM 4 pgs
Fees: $23.00 Taxes: $2,072.00
20211222-0169199

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of December, 2021.

Sean White

Taryn White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sean White and Taryn White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2021.

Notary Public

My Commission Expires: 3/6/24



EXHIBIT "A"

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes At 6352 Columbia, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes At 6352 Columbia, a Horizontal Property Regime, of record in Instrument Number 20170216-0015927, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Sean White, a married man, by Warranty Deed from Randall C. Morgan and Christy Morgan, husband and wife, of record in Instrument No. 20180320-0026141, in the Register's Office of Davidson County, Tennessee, dated March 19, 2018 and recorded on March 20, 2018.

This conveyance is made subject to:

1. 2022 City/County Taxes, a lien, not yet due and payable
2. Restrictions, dedication, conditions, reservations, easement and other matters shown on the plat of Crolywood Subdivision, Section II, as recorded in Plat Bood 1130, page 100, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instruments No. 20170216-0015927, Register's office for Davidson County, Tennessee.
4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1358, page 141 and Book 1429. Page 76, Register's Office for Davidson County, Tennessee.
5. Joint Drive Agreement as set forth in Instruments recorded in Book 8284, page 472, Register's Office for Davidson County, Tennessee.

I, Sheri Engel, 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 this 17th day of December, 2021

Sheri Engel

Dated 12-17-21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 17th day of December, 2021

My commission expires: 2/12/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY