This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $757,000.00.

Affiant

Subscribed and sworn before me this the 27 day of December, 2021.

Notary Public
My commission expires: July 9, 2022

RACHEL GIVENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Rebecca Ruth Rollins	Ameris Bank	083-11-0H 002.00
2306 B Barclay Drive	1800 Parkway Place, Suite 820	
Nashville, TN 37206	Marietta, GA 30067	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, 21FIVE HOMES, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to REBECCA RUTH ROLLINS, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Home at 2306 Barclay Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210201-0014021, Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit A, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 21Five Homes, LLC, a Tennessee Limited Liability Company, by deed dated 01/29/2021, from Donnie Dodson and Robert C. Hamilton, husband and husband, of record in Instrument No. 20210201-0014020, Register's Office for said County.

Also being a portion of the same property conveyed to Donnie Dodson and Robert C. Hamilton, by deed dated 12/11/2020, from Jack T. Jones and Jo Ann H. Jones, of record in Instrument No. 20201216-0148528, Register's Office for said County.

Also being a portion of the same property conveyed to Edith Allyne Jones, by deed dated 12/01/1972, from Percy B. Nelson and wife, Anna Dorris Nelson, of record in Book 4663, Page 296, Register's Office for said County. The said Edith Allyne Jones having died testate on August 25, 2019. The said property vesting at her death in Jack T. Jones and Jo Ann H. Jones as devisees under The Last Will and Testament of Edith Allyne Jones, probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (Docket No. 19P-1900).

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2306 B Barclay Drive, Nashville, TN 37206.

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 heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

TR

Karen Johnson Davidson County
Batch# 780154 DEEDWARR
12/28/2021 11:47:41 AM 2 pgs
Fees: $13.00 Taxes: $2,800.90

20211228-0170439

Witness my hand this the 27th day of December, 2021.

21Five Homes, LLC

BY: _____
Aaron Noffsinger, Member

BY: _____, member
Tyler Rygmyr, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Aaron Noffsinger with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, 21Five Homes, LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of 21Five Homes, LLC by the Aaron Noffsinger as such MEMBER.

Witness my hand and official seal this 27th day of December, 2021.

My commission expires: 9-6-22

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tyler Rygmyr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, 21Five Homes, LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of 21Five Homes, LLC by the Tyler Rygmyr as such MEMBER.

Witness my hand and official seal this 27th day of December, 2021.

My commission expires: 9-6-22

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY