Karen Johnson Davidson County
Batch# 794797 DEEDWARR
01/25/2022 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20220125-0008927

WARRANTY DEED

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $480,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 01/14/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/20/2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4930

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Perry M. Patton	Guaranteed Rate	084-01-0K-002.00
2518 Sheridan Road	1806 W. Cuyler Ave. #1W	
Nashville, TN 37206	Chicago IL 60613	

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, GP, a Tennessee General Partnership

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

Perry M. Patton, a single man

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 B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Townhomes at 2520 Sheridan Road, a Horizontal Property Regime with Private Elements of record as Instrument No. 20191004-0101433 and being shown on Plat attached thereto as Exhibit "B", 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 Urban Dwell Homes, GP, a Tennessee General Partnership by Warranty Deed from Virginia Vaughn Robertson, unmarried of record in Instrument No. 20190920-0095812 Register's Office for Davidson County, Tennessee, dated September 20, 2019 and recorded on September 20, 2019. Being also known as 2518 Sheridan Road, Unit B Nashville, Tennessee 37206. 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 2518 Sheridan Road 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 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 January 14, 2022.

Urban Dwell Homes, GP

By: J. Carlton Drumwright, authorized agent

STATE OF TENNESSEE

COUNTY OF Davidson

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/her 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 GP, 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 January 14, 2022.

Cheryl D. Bolander

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2021-4930

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 January 14, 2022.

J. Carlton Drumwright

January 14, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 14, 2022.

Notary

My Commission Expires: 12/18/22

