NEW OWNER:
USCMF SN Tennessee A, LLC
8390 E. Via de Ventura F-110, #303
Scottsdale, AZ 85258

SEND TAX BILLS TO:

New Owner

MAP & PARCEL
025-08-0A-173.00-CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-487

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 795780 DEEDWARR
01/26/2022 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,245.05
20220126-0009598

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED THIRTY SIX THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($336,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Kristen Marie Dedman, an unmarried woman** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **USCMF SN Tennessee A, LLC, a Delaware Limited Liability Company** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 173 on the Plan of Final Plat Parkview Preserve, Phase 1B of record in Plat at Instrument No. 20190702-0064469, 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 the same property conveyed to Evelyn Banner Sutton by Warranty Deed from Nancy Prowse Bowman and David Charles Bowman and Paul Jeremy Bowman and John Daniel Bowman and Frances Bowman Alexander (a/k/a Fanny Bowman Alexander) and Seth Nathaniel Bowman and Laura Ellison Johnson and June Peay Gregory-Spain and Charles Richard Lain and Charles Richard Lain, Trustee of the Lain Charitable Remainder Unitrust and Jesse Donaldson Peay III and James Andrew Peay and Jewell Parker-Peay and Tamberly Ann Mcvay and Kimberly Denise Hayes and Hope Lynn Hitt of record in Instrument No. 20130118-0006196 Register's Office for Davidson County, Tennessee, dated January 11, 2013 and recorded on January 18, 2013.

Being the same property conveyed to Parkview Preserve Holding LP, a Delaware Limited Liability Partnership by Quitclaim Deed from Evelyn Banner Sutton of record in Instrument No. 20180125-0007943 Register's Office for Davidson County, Tennessee, dated January 24, 2018 and recorded on January 25, 2018.

Being a portion of the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes by Special Warranty Deed from Parkview Preserve Holding LP, a Delaware Limited Liability Partnership of record in Instrument No. 20200827-0097139 Register's Office for Davidson County, Tennessee, dated August 25, 2020 and recorded on August 27, 2020.

Being the same property conveyed to Kristen Marie Dedman, unmarried woman by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument

No. 20210112-0005234 Register's Office for Davidson County, Tennessee, dated January 11, 2021 and recorded on January 12, 2021.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 12th day of **January**, 2022.

Kristen Marie Dedman

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Kristen Marie Dedman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of **January**, 2022.

NOTARY PUBLIC

My commission expires: 5-21-25

ODD A. TRESSLER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **336,500.00**.

AFFIANT

Sworn to and subscribed to before me this 12th day of **January,** 2022.

NOTARY PUBLIC

My commission expires: 11.20.23

S THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 1-12, 2022.

Affiant
Date: January 18, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 18 day of January 2022.

Notary Public

My Commission Expires: 7/19/25

