Karen Johnson Davidson County
Batch# 804609 DEEDWARR
02/14/2022 09:08:30 AM 4 pgs
Fees: $23.00 Taxes: $3,515.00
20220214-0016438

WARRANTY DEED

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $950,000.00.

Carmen Coats
Affiant

Subscribed and sworn to me on January 31st, 2022.

Eliza Whitfield
NOTARY PUBLIC

My Commission Expires:

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(TODD BRICKER)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #35432

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Leigh Ann Spence 1200 Broadway #1606 Nashville, TN 37203	SWBC Mortgage Corp 9311 San Pedro #100 San Antonio, TX 78216	105-11-R-001.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **1029 14th Avenue Partners, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Leigh Ann Spence, an unmarried woman,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit A as shown on the site plan attached as Exhibit "D" to the Declaration of Covenants and Restrictions for 1029 14th Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20201029-012553 in the Register's Office for Davidson County, Tennessee, to which plan referenced is hereby made for a more complete description.

Being part of the same property conveyed to 1029 14th Avenue Partners, LLC by Warranty Deed from Martha F. Wilson and Christine Wilson as Co-Trustees of the Hal E. Wilson, Jr. Family Trust of record on September 16, 2020 as Instrument No. 20200917-0106655 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following: (i) all 2022 property taxes and assessments and subsequent years taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

BEING ☐ unimproved ☒ improved property known as:

1029 14th Avenue South, Nashville, TN 37212

(House Number) (Street) (City or Town) (State) (Zip)

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 and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors 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.

[SIGNATURES COMMENCE ON PAGE 3]

WITNESS my hand this 31st day of January, 2022.

1029 14th Avenue Partners, LLC, a Tennessee limited liability company

BY: _____
Jonathan Helm, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Jonathan Helm, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Chief Manager of 1029 14th Avenue Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of 1029 14th Avenue Partners, LLC, a Tennessee limited liability company, by himself in his capacity as said Chief Manager.

Witness my hand and official seal on the 31st day of January, 2022.

_____
Notary Public

My Commission Expires: 4-19-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 02/02/2022 ____ (date of document).

Affiant Signature

02/02/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2nd day of February, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025