Karen Johnson Davidson County
Batch# 805258 DEEDWARR
02/15/2022 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220215-0017167

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 $400,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 01/28/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/20/2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-5109

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kelly Neri	Kelly Neri	148-05-0F-002.00-CO
306 Willard Drive	306 Willard Dr.	
Nashville, TN 37211	Nashville TN 37211	

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 Partnership

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

Kelly Neri, a married woman

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, Townhomes at Willard Avenue, a Horizontal Property Regime with private Elements, as established under Declaration of Covenants, Conditions, and Restrictions of Record in Instrument Number 20210201-0014345, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of Said Units.

Being the same property conveyed to Afshin Zare by Warranty deed from Rhonda J. Johnson of record in Instrument No. 20100105-0000947 Register's Office for Davidson County, Tennessee, dated December 31, 2009 and recorded on January 05, 2010.

Being the same property conveyed to Afshin Zare by Quitclaim deed from Parisa Rezaei of record in Instrument No. 20130417-0038226 Register's Office for Davidson County, Tennessee, dated April 17, 2013 and recorded on April 17, 2013.

Being a portion of the same property conveyed to Urban Dwell Homes, GP, a Tennessee Partnership by Warranty deed from Afshin Zare, an unmarried man of record in Instrument No. 20201130-0139037 Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on November 30, 2020. Being also known as 306 Willard Drive B Nashville, Tennessee 37211. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 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 306 Willard Drive Nashville, TN 37211

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 28, 2022.

Urban Dwell Homes, GP Inc., a Corporation

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 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, 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 28, 2022.

Cheryl D. Bolander

Notary Public

My Commission Expires: 9/20/2025



File #: 2022-5109

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 February 3, 2022.

J. Carlton Drumwright

February 3, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 3, 2022.

Notary

My Commission Expires: 12/18/22

