WARRANTY DEED

Karen Johnson Davidson County
Batch# 806358 DEEDWARR
02/15/2022 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20220215-0017571

File No.: RES-21-2232-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of February, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/25
(AFFIX SEAL)

CARRIE CALLAHAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rachel Lynn Bell	InterLinc Mortgage Services, LLC	118 04 0F 001.00 CO
(NAME)	(NAME)	
2232 A Cruzen Street Nashville, TN 37211	5875 N Sam Houston Pkwy West ste 300 Houston, TX 77086	
(ADDRESS)	(ADDRESS)	

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, I/WE, **KIRTLEY WHITTINGTON**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **RACHEL LYNN BELL, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 232A as established by Declaration of Protective Covenants, Conditions and Restrictions for Cruzen Street Townhouses II, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20160627-0065528 and Scrivener's Affidavit recorded in Instrument No. 20160824-0088708, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being a part of the property conveyed from Legacy Homes, Inc., A Tennessee For-Profit Corporation, to Kirtley Whittington by Warranty Deed dated July 20, 2020, recorded July 24, 2020, in Instrument No. 20200724-0081602, in the Register's Office of Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 2232 A Cruzen Street, Nashville, TN 37211
(House Number) (Street) (City or Town) (State) (Postal 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 we do covenant with the said GRANTEE(S) that we 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; 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 GRANTEE(S), 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/our hand(s) this 31st day of January, 2022.

Kirtley Whittington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of January, 2022, before me personally appeared Kirtley Whittington, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of January, 2022.

Notary Signature
My commission expires: 3/3/25

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Carrie Callahan, 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 4, 2022.

Carrie Callahan
Affiant Signature

2/4/22
Date

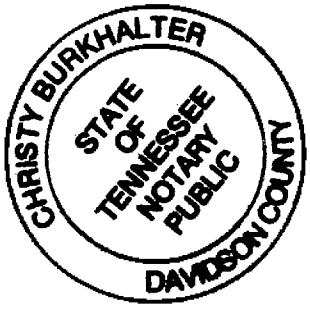
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 4 day of February, 2022.

Christy Burkhalter
Notary's Signature

My Commission Expires: 9-8-2025

Notary's Seal



File No. RES-21-2232-A