Karen Johnson Davidson County
Batch# 808029 DEEDWARR
02/18/2022 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $3,903.50
20220218-0018865

Name and Address of New Owner:
Nikolas Loecher and Brittany Loecher
4347 Chase St.
Denver, CO 80212
Send Tax Bills To:
Same

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 118-02-2E-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Westwood I, LLC, a Tennessee limited liability company,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nikolas Loecher and Brittany Loecher,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. B TOGETHER WITH COMMON AREAS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 2725 WESTWOOD DRIVE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD IN INSTRUMENT NO. 20180606- 0054353, AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT "A", 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 Westwood I, LLC, a Tennessee limited liability company by General Warranty Deed from Midtown Realty, LLC, a Tennessee limited liability company of record as Instrument No. 20200214-0017114 in the Register's Office for Davidson County, Tennessee, dated January 31, 2020 and recorded on February 14, 2020.

Being a portion of the same property conveyed to Midtown Realty, LLC by Quitclaim Deed from Progressive Development, LLC, recorded on June 25, 2018, of record in Instrument No. 20180625-0060780, Register's Office for Davidson County, TN.

For Information Only: Being Parcel No. 118-02-2E-002-00
Being also known as 2725B Westwood Drive, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of February, 2021.

Westwood I, LLC, a Tennessee limited liability company

By: _____
Scott Jordan

STATE OF
COUNTY OF

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Scott Jordan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of Westwood I, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Westwood I, LLC, by himself as Authorized Agent.

Witness my hand, at office, this 2nd KBC NPSJ 22 1st day of February, 2021. KBC NP SJ

FEB 0 2 2022
Notary Signature
My commission expires:

KARLA CARBONELL NOTARY PUBLIC No. 15-414 STATE OF HAWAII

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,055,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Hawaii
COUNTY OF Maui

Sworn to and subscribed before me this 2nd KBC NPSJ 22 1st day of February, 2021. KBC NP SJ

FEB 0 2 2022
Notary Signature
My commission expires:

KARLA CARBONELL NOTARY PUBLIC No. 15-414 STATE OF HAWAII

NOTARY PUBLIC CERTIFICATION

Karla Carbonell Second Judicial Circuit

Doc. Description: Warranty Deed KBC NP

No. of Pages: 2 Date of Doc. 2/2/22

Notary Signature 2/2/22 Date

KARLA CARBONELL NOTARY PUBLIC No. 15-414 STATE OF HAWAII

202202180018865

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 2/2/22 (date of document).

Affiant Signature

2/8/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8 day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 1/6/2025

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025
NOTARIAL SEAL

202202180018865