Karen Johnson Davidson County
Batch# 813119 DEEDWARR
03/01/2022 02:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20220301-0023297

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 36792-11-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $360,000.00. Affiant Subscribed and sworn to before me this 4th day of February, 2022. Notary Public My Commission Expires: 5/20/24

Ashley Nails STATE OF TENNESSEE NOTARY PUBLIC Sumner County

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information: Map and Parcel No.:
Christian D. Tapp 654 Huntington Parkway Nashville, TN 37211	Same	161 06 0 061.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Full Service Residential Solutions, LLC, a Tennessee limited liability company ("Grantor") has this day bargained and sold, and does hereby transfer and convey to Christian Tapp, an unmarried man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 654 Huntington Parkway, Nashville, Davidson County, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of February, 2022.

GRANTOR:

FULL SERVICE RESIDENTIAL SOLUTIONS, LLC
a Tennessee limited liability company

By: _____
Chauncey Saurus, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Chauncey Saurus, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Authorized Agent of Full Service Residential Solutions, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of February, 2022.

_____
Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Section One, Huntington Park, as of record in Book 4175, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Full Service Residential Solutions, LLC, a Tennessee limited liability company, by Quit Claim Deed from Brock Short, a married man, of record in Instrument No. 20130108-0002239, in the Register's Office of Davidson County, Tennessee, dated January 04, 2013 and recorded on January 08, 2013.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2022 and subsequent years, a lien, not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Huntington Park, as recorded in Plat Book 4175, Page(s) 10.
3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4225, Page 778.
4. Easement for Grant of Transmission Line, recorded in Book 2335, Page 221 and Book 2338, Page 222.
5. Easement for Maintaining and Cultivating, recorded in Book 5753, Page 913.

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 2/15/22 (date of document).

Affiant Signature

2/18/22
Date

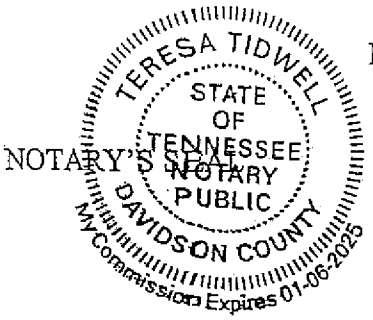
State of TN

County of DAVIDSON

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

Notary's Signature

NOTARY'S SEAL



MY COMMISSION EXPIRES: 1/6/25