WARRANTY DEED

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

W-EXP-22-2614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/5/25 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jessica D. Burrell and Audrey Dell Kayfes	**CMG Mortgage Inc.**	
(NAME)	(NAME)	
2614 Woodyhill Drive	**3160 Crow Canyon Road, Ste 400**	**071-04-0-023.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **DIRT RICH DADS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA D. BURRELL, AN UNMARRIED WOMAN, AND AUDREY DELL KAYFES, AN UNMARRIED WOMAN, AS TENTANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 224 on the Plan of Final Plat of Joywood Heights, Section II of record in Plat Book 1130, Pages 92 and 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 224 fronts 60 feet on the Westerly side of Woodyhill Drive and runs back 193.4 feet on the Northerly line and 193.3 feet on the Southerly line to a dead line measuring 60 feet thereon.

Being the same property conveyed to Dirt Rich Dads LLC, a Tennessee limited liability company by Warranty Deed from Christopher G. Cato, Married of record in Instrument No. 20211129-0157024 Register's Office for Davidson County, Tennessee, dated November 10, 2021 and recorded on November 29, 2021.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1130, Pages 92 and 93, Register's Office for Davidson County, Tennessee.
- Subject to Easement for Sanitary Sewers and/or Storm Drainage Granted to the Metropolitan Government of Nashville and Davidson County, TN of record in Book 4153, Page 960, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2614 Woodyhill Drive, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 814898 **DEEDWARR**
03/03/2022 01:16:05 PM 2 pgs
Fees: $13.00 Taxes: $1,590.63

20220303-0024517

Witness my/our hand(s) this the 28th DAY OF FEBRUARY, 2022.

Dirt Rich Dads LLC

BY:_____
Josh Souder
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSH SOUDER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of DIRT RICH DADS LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of February, 2022.

_____
Notary Public
My Commission Expires: 5/5/25
(SEAL)

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212