Karen Johnson Davidson County
Batch# 816050 DEEDWARR
03/04/2022 01:40:28 PM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20220304-0025120

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00.

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2022.

Melissa Jansen
Notary Public

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
R. Houston Akin, Mockingbird Title & Escrow Services, LLC, 625 Main Street, Suite 204, Nashville, TN 37206

File No.: 22-2-0155-HA

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Taylor Mark Eidem	New Owner	081-08-4W-001.00-CO
(NAME)	(NAME)	
1723B 5th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Ten Thousand And No/100 Dollars ($810,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, EXCEL REAL ESTATE & DEVELOPMENT CO., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TAYLOR MARK EIDEM, UNMARRIED, HEREINAFTER CALLED THE GRANTEES, 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, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1723 5th Avenue Townhomes, A Horizontal Property Regime with Private Elements of record as Instrument No. 20190103-0000722 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-C-22-1723B

Being a portion of the same property conveyed to Dwayne L. Bell and wife, Beverly W. Bell by Cash deed from Henry G. Cisners, secretary of housing and Urban Development, of Washington, D.C of record in Book 9277, page 421, Register's Office for Davidson County, Tennessee, dated March 10, 1994 and recorded on March 14, 1994. (Value or consideration shown in aforementioned deed $18,600.00.)

Being a portion of the same property conveyed to Luci M. Buchanan by Quitclaim deed from Dwayne L. Bell and wife, Beverly W. Bell, married persons of record in Book 9734, page 955, Register's Office for Davidson County, Tennessee, dated April 27, 1995 and recorded on July 19, 1995. (Value or consideration shown in aforementioned deed $00.00.)

Being a portion of the same property conveyed to Excel Builders of Tennessee by Quitclaim deed from Luci M. Buchanan of record in Instrument No. 20041015-0124389 Register's Office for Davidson County, Tennessee, dated October 12, 2004 and recorded on October 15, 2004. (Value of consideration shown in aforementioned deed $00.00.)

Being a portion of the same property conveyed to Dwayne L. Bell Sr., and wife, Beverly W. Bell by Quitclaim deed from Excel Builders of Tennessee of record in Instrument No. 20070723-0086979 Register's Office for Davidson County, Tennessee, dated July 20, 2007 and recorded on July 23, 2007. (Value of consideration shown in aforementioned deed $00.00.)

Being a portion of the same property conveyed to Excel Builders of Tennessee by Quitclaim deed from Dwayne L. Bell, Sr. and wife, Beverly W. Bell, husband and wife of record in Instrument No. 20190415-0034322 Register's Office for Davidson County, Tennessee, dated April 10, 2019 and recorded on April 15, 2019. (Value of consideration shown in aforementioned deed $00.00.)

Being a portion of the same property conveyed to Excel Real Estate & Development by Quitclaim deed from Excel Builders of Tennessee of record in Instrument No. 20191001-0099791 Register's Office for Davidson County, Tennessee, dated October 1, 2019 and recorded on September 25, 2019. (Value of consideration shown in aforementioned deed $00.00.) Being also known as 1723 B 5th Avenue N B Nashville, Tennessee 37208.

unimproved ☐
This is improved ☒ property, known as 1723B 5th Avenue North, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (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 GRANTEES 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 successors 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 our hands this 1ST day of MARCH, 2022.

Excel Real Estate & Development Co.

BY: Dwayne L. Bell, Sr.
Dwayne L. Bell, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of March. 2022, before me, appeared Dwayne L. Bell, Sr., to me personally known, who, being by me duly sworn (or affirmed) did say that he is the President/Owner of Excel Real Estate & Development Co., and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Dwayne L. Bell, Sr. acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public: _____

My Commission Expires: 9/6/22