Karen Johnson Davidson County
Batch# 825845 DEEDWARR
03/22/2022 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20220322-0032510

WARRANTY DEED

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

JM-NH-22-2888

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-03-2025
(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)
TBR SFR Nashville Owner 1, L.P.	**NEW OWNER**	
(NAME)	(NAME)	
9200 East Hampton Drive		**059-04-0A-126.00-CO**
(ADDRESS)	(ADDRESS)	
Capitol Heights, MD 20743		
(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, **KEVIN V. WESLEY, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TBR SFR NASHVILLE OWNER 1, L.P., A DELAWARE LIMITED PARTNERSHIP,** 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. 102 on the Plan of Brookview Subdivision, Phase 4, 5 & 6 of record in Plat at Instrument No. 20060303-0025044, in the 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 Kevin V. Wesley, an unmarried man by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20071022-0124680 Register's Office for Davidson County, Tennessee, dated October 17, 2007 and recorded on October 22, 2007.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Instrument Number 20060303-0025044, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20050207-0013977, amended in Instrument No. 20050311-0027337, supplemented in Instrument No. 20060512-0055856, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA for open space/common areas of record in Instrument No. 20060512-0055853, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument No. 20050208-0014672 and Instrument No. 20051003-0118192, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 667, Page 206, Book 5055, Page 368, Book 5750, Page 91, Book 6764, Page 59 and Book 11472, 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: **2888 Creekbend Drive, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 8th DAY OF MARCH, 2022.

Kevin V. Wesley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN V. WESLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of March, 2022.

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

KATE NYQUIST
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

Tennessee Certification of Electronic Document

I, Stevie Friesth 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 March 8, 2022 (date of document).

Affiant Signature

March 8, 2022

Date

State of Tennessee

County of Shelby

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

Stephanie Tremmel

Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

