WARRANTY DEED

Karen Johnson Davidson County
Batch# 827415 DEEDWARR
03/24/2022 08:16:31 AM 2 pgs
Fees: $13.00 Taxes: $2,160.80

20220324-0033718

G-C-22-02109B

MARGARET R. MEANS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $584,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:

(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)
Patrick Julian and Rachael Visconte-Guthauser	**PennyMac Loan Services LLC**	
(NAME)	(NAME)	**081-06-0-490.00**
2109 B 23rd Ave N	**3043 Townsgate Rd Suite 299**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Westlake Village, CA 91361**	
(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, **RICHLAND INVESTMENT PARTNERS, 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 **PATRICK JULIAN AND RACHAEL VISCONTE-GUTHAUSER, HUSBAND AND WIFE,** 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 Unit No. 2 on the Plan of Homes at 2109 A 23rd Avenue North, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20210602-0073883, 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 a portion of the same property conveyed to Mary Christine Dorley, unmarried, by Warranty Deed from Estate of Albert Perkins and Mary Perkins, wife of Albert Perkins. of record in Book 10149, Page 137, Register's Office for Davidson County, Tennessee, dated July 31, 1996 and recorded on August 07, 1996.

Being a portion of the same property conveyed to Richland Investment Partners, LLC, a Tennessee Limited Liability Company by Warranty deed from Mary Christine Dorley, unmarried of record in Instrument No. 20201102-0127978 Register's Office for Davidson County, Tennessee, dated October 29, 2020 and recorded on November 2, 2020.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20201204-0141077, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210602-0073883, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210115-0007082, Amendment No. 1 record in Instrument Number 20210514-0065165, Amendment No. 2 record in Instrument Number 20210602-0073878, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20210129-0013097, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Book 4110, Page 274, Instrument Number 20201214-0146918 and Instrument Number 20210708-0091900, 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: **2109 B 23rd Ave N, Nashville, Tennessee 37208**.

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.

Witness my/our hand(s) this the 22nd DAY OF MARCH, 2022.

Richland Investment Partners, LLC

BY:_____
Jeff Gaw
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF GAW, 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 RICHLAND INVESTMENT PARTNERS, 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 22nd of March, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM

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