Karen Johnson Davidson County
Batch# 828504 DEEDWARR
03/25/2022 09:59:30 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50
20220325-0034591

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $625,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/21/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-9-24

THOMAS VORHOFF NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3282

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Sean Andrews	NEW Owner	072-11-4G-002.00-CO
1514 Litton Avenue		
Nashville, TN 37216		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Rosemary Partners, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sean Andrews, unmarried man

HEREINAFTER CALLED THE GRANTEE(S), 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 No. B on the plan of Townhomes at 1514 Litton Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions, Conditions and Restrictions of Townhomes at 1514 Litton Avenue, a Horizontal Property Regime with Private with Elements of record in Instrument No. 20191212-0128348, as amended Instrument No. 20210318 0036050, Register's Office for Davidson county, Tennessee, to which plan reference is made for a more complete and accurate description.

Being a portion of the same property conveyed to Kudzu Real Estate, Inc by Warranty deed from William Renick, Jr., unmarried of record in Instrument No. 20130426-0041557 Register's Office for Davidson County, Tennessee, dated April 25, 2013 and recorded on April 26, 2013.

Being a portion of the same property conveyed to Rosemary Partners, LLC by Quitclaim deed from Kudzu Real Estate, Inc. of record in Instrument No. 20190628-0063006 Register's Office for Davidson County, Tennessee, dated June 27, 2019 and recorded on June 28, 2019. Scrivener's Affidavit recorded in instrument No. 20190718 0070327 (Value of consideration shown in aforementioned deed $0.00.) Register's Office for Davidson County, Tennessee, dated July 18, 2019. Being also known as 1514 Litton Avenue B Nashville, Tennessee 37216. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1514 Litton Avenue Nashville, TN 37216

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 my hand on March 21, 2022.

Rosemary Partners LLC

By: J. Carlton Drumwright, authorized agent

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for the County and State aforesaid, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of Rosemary Partners, LLC, a Tennessee Limited Liability Company, and that he as such, being authorized to do so, executed the foregoing instrument by signing the name of the limited liability company by himself as the Authorized Agent for Rosemary Partners, LLC, the bargainor, a Tennessee Limited Liability Company, and as such, being authorized so to do by the company, executed the same for the purposes therein contained.

Witness my hand and official seal, this March 21, 2022.

Notary Public

My Commission Expires: 9/20/2025



File #: 2022-3282

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027