Karen Johnson Davidson County
Batch# 836153 DEEDWARR
04/07/2022 02:13:05 PM 2 pgs
Fees: $13.00 Taxes: $3,052.50
20220407-0040616

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LINDSAY M. BLAKELY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024 DAVIDSON COUNTY

DM-BCR-21-409-411

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)
Mattkay Ventures, LLC	new owner	
(NAME)	(NAME)	083 13 3B 001.00
409 South 10th Street	9534 Val Verde St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Houston, TX 77063	
(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, **SAGE HOMEBUILDING, 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 **MATTKAY VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of Homes at 409 and 411 South 10th Street, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 409 and 411 South 10th Street, a Horizontal Property Regime, of record in Instrument Number. 20200714-0076823, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Sage Homebuilding, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Jeffrey Harbison and Harold Rediker Co- Executors of the Estate of Herbert Elton Rediker, of record in Instrument No. 20200526-0053862, in the Register's Office of Davidson County, Tennessee, dated May 21, 2020 and recorded on May 26, 2020.

This conveyance is subject to:
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Shelby Hills, Section Three, as recorded in Plat Book 3500, Page(s) 116.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200714-0076823.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3368, Page 23.
- Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 3811, Page 788.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **409 South 10th Street, Nashville, Tennessee 37206**.

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 31st DAY OF MARCH, 2022.

Sage Homebuilding, LLC

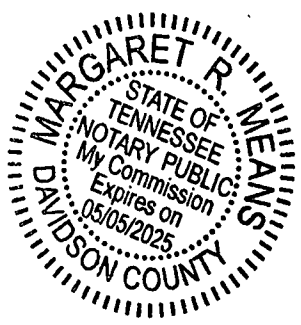
BY: _____
Rudy Arn
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUDY ARN, 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 SOLE MEMBER of SAGE HOMEBUILDING, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of March, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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