Karen Johnson Davidson County
Batch# 838251 DEEDWARR
04/12/2022 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20220412-0042017

When recorded, return to:
Wagon Wheel Title
204 South 11th Street
Nashville, TN 37206

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-16533-LW

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 31st day of March, 2022.

Eliza Whitfield
Notary Public
My Commission Expires: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elizabeth Tuttle, Nicholas Tuttle, and Thomas A. Tuttle 366 Fairlane Dr Nashville, TN 37211	Community Mortgage 3401 College Blvd Suite 220 Leawood, KS 66211	147 16 0 107.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Grey Street Properties, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Nicholas Tuttle and Elizabeth Tuttle, a married couple, and Thomas A. Tuttle, a married person, 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 Lot No. 326 on the Plan of Fairlane Park, Section III, of record in Plat Book 2331, Page 145 and 146, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Grey Street Properties LLC, a Tennessee Limited Liability Company, by Quit Claim Deed from Marcos Flores, married, of record in Instrument No. 20210921-0126615, in the Register's Office of Davidson County, Tennessee, dated September 17, 2021 and recorded on September 21, 2021; and further being the same property conveyed to Marcos Flores, by Warranty Deed from Music City Financial, LLC, A Texas Limited Liability Company, of record in Instrument No. 20210804-0104686, in the Register's Office of Davidson County, Tennessee, dated July 29, 2021 and recorded on August 04, 2021.

☒This is improved property located at: **366 Fairlane Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2022.

GRANTOR:

Grey Street Properties, LLC, a Tennessee limited liability company

By: _____
Marcos Flores, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Marcos Flores, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of Grey Street Properties, LLC, a Tennessee limited liability company, and that he is authorized by Grey Street Properties to execute this instrument on its behalf.

WITNESS my hand and seal at office this 31st day of March, 2022.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 04/05/2022 ____ (date of document).

Affiant Signature

04/05/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5 day of April, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025