Karen Johnson Davidson County
Batch# 853784 DEEDWARR
05/11/2022 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20220511-0054083

WARRANTY DEED

TAYLOR STROUD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2024

File No. AT-22-2407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arrived Homes Series 100, a series of Arrived Homes, LLC	Arrived Home Series 100, a Series of Arrived Homes, LLC	
(NAME) 2119 Herman Street	(NAME) 500 Yale Avenue North	092-07-0-134.00
(ADDRESS) Nashville, TN 37208	(ADDRESS) Seattle, WA 98109	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Taylor L. Terwilleger Ramsey, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Arrived Homes Series 100, a series of Arrived Homes, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, 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. 74 on the Plan of J. B. Davis' Subdivision of Lot 5 of the Elizabeth Harding Lytle Tract of record in Book 57, page 96 and Book 161, page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to L.A.N.D. Group, LLC by Special Warranty deed from Bonnie Small, Administrator of the Estate of Sylvia Rose Barish, individually and as Fiduciary for the Heirs at Law of Sylvia Rose Barish: Arlene Newsome, Marla Burns, Bonnie Small, Frances Prince, Barbara Jaffe, Madelon Jaffe Gryll, Sally Schwartz Alterman, Constance Lapidus Simmons, Steven Sloan, Rachel Cohen (minor child), Douglas Lapidus, Susan Lapidus Katz, Jill H. Fondiller, Stuart E Morrison, together with Dina Barish (beneficiary under the Will of David Barish) of record in Instrument No. 20190513-0044924 Register's Office for Davidson County, Tennessee, dated April 24, 2019 and recorded on May 13, 2019.

Being the same property conveyed to Taylor L. Terwilleger-Ramsey by Warranty deed from L.A.N.D. Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 202005060047185 Register's Office for Davidson County, Tennessee, dated April 28, 2020 and recorded on May 06, 2020.

Being also known as 2119 Herman Street Nashville, Tennessee 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 29th day of April, 2022.

Taylor L Terwilleger Ramsey by Ryan Lux attorney in fact

Taylor L. Terwilleger Ramsey by Ryan Lux,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Taylor L. Terwilleger Ramsey, and that this instrument was executed on behalf of the said Taylor L. Terwilleger Ramsey for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202205110054082, in the Register's Office for _____ County, Tennessee.

Witness my hand and official seal this 29 day of April, 2022.

Emily Manno
NOTARY PUBLIC

My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Property Address: 2119 Herman Street, Nashville, TN 37208

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am 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 April 29, 2022.

Steve Berneman

Date: 3rd day of May, 2022

State of Tennessee
County of Davidson

Sworn and subscribed before me on 3rd day of May, 2022 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-23-2025

GINGER WEBER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

File No.: 2022-9740-TN