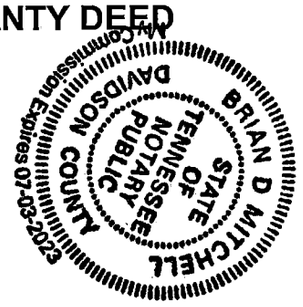
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,035,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:

B-ELAM-21-3106

Karen Johnson Davidson County
Batch# 853899 **DEEDWARR**
05/12/2022 08:18:39 AM 2 pgs
Fees: $13.00 Taxes: $3,829.50

20220512-0054302

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)
Kenneth D. Vereen	**Citadel Servicing Corporation**	
(NAME)	(NAME)	**092-09-3R-002.00**
3106 Trevor St	**25531 Commercentre Drive, Suite 160**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Lake Forest, CA 92630**	
(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, **TREVOR STREET DEVELOPMENT, 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 **KENNETH D. VEREEN, UNMARRIED,** 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 B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Trevor Street Villas, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200806-0087476 and 20200807-0088161 and Correction to Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20201222-0152418 and being shown on Plat attached thereto as Exhibit "B", 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 Darrell Breaux and wife, Linda Breaux by Warranty deed from Walter McCauley of record in Instrument No. 20131113-0117151 Register's Office for Davidson County, Tennessee, dated November 13, 2013 and recorded on November 13, 2013.

Being a portion of the same property conveyed to Darrell M Breaux and wife, Linda G. Breaux by Quitclaim deed from Darrell M Breaux and wife, Linda G. Breaux of record in Instrument No. 20140716-0062803 Register's Office for Davidson County, Tennessee, dated July 10, 2014 and recorded on July 16, 2014.

Being a portion of the same property conveyed to Charlotte Avenue Partners, GP, a Tennessee general partnership by Special Warranty deed from Darrell M Breaux and wife, Linda G. Breaux of record in Instrument No. 20200327-0033567 Register's Office for Davidson County, Tennessee, dated May 27, 2020 and recorded on May 27, 2020.

Being a portion of the same property conveyed to Trevor Street Development, LLC, a Tennessee limited liability company by QuitClaim and Deed of Correction Recorded on December 22, 2020 in Instrument No. 20201222-0152415 deed from Charlotte Avenue Partners, GP, a Tennessee general partnership of record in Instrument No. 20200807-0088160 Register's Office for Davidson County, Tennessee, dated August 07, 2020 and recorded on August 07, 2020.

This conveyance is subject to:
- Taxes for the year 2022, a lien, not yet due or payable.

- Subject to all matters shown on the Plan of record in Plat Book 421, Page 42, 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 20200806-0087476 and Instrument No. 20200806-0088161 and Correction to Declarations of Covenants, Conditions and

Restrictions recorded in Instrument No. 20201222-0152418 , Register's Office for Davidson County, Tennessee.
- Deed of Conveyence of record in Book 4103, Page 756, 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: **3106 Trevor St, Nashville, Tennessee 37209**.

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 9 DAY OF MAY, 2022.

Trevor Street Development, LLC, a Tennessee limited liability company

BY: _____
William F. Snyder
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM F. SNYDER, 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 MANAGER of TREVOR STREET DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of May, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

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