Karen Johnson Davidson County
Batch# 854939 DEEDWARR
05/13/2022 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220513-0055321

WARRANTY DEED

STATE OF PA
COUNTY OF Allegheny
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Laurie Ruy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd 5th SR day of May, 2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 3-9-2025

Commonwealth Of Pennsylvania - Notary Seal
Suzanne G Raila, Notary Public
Allegheny County
My Commission Expires March 9, 2025
Commission Number 1394145

File No. EY-22-2401

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
Better Real Estate, LLC	Better Real Estate LLC	
(NAME)	(NAME)	
507 Croley Drive, Unit B	507 Croley Dr, Unit B	091-13-1T-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF FIVE HUNDRED FIFTY THOUSAND 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, **Juelia Kinney and Aaron Bass, tenants in common with the right of survivorship,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Better Real Estate, LLC, a Delaware 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Residences at 507 Croley Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Residences at 507 Croley Drive, a Horizontal Property Regime, of record in Instrument No. 20210719-0096298 , 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 portion of the same property conveyed to Lyle W. Braae and Constance Braae, husband and wife as joint tenants by Quitclaim deed from Lyle W. Braae of record in Instrument No. 20141022-0097469 Register's Office for Davidson County, Tennessee, dated October 07, 2014 and recorded on October 22, 2014.

Being a portion of the same property conveyed to Alison Rodgers and Allen Rodgers, Jr., wife and husband by Warranty deed from Constance Braae, unmarried of record in Instrument No. 20210205-0017169 Register's Office for Davidson County, Tennessee, dated February 03, 2021 and recorded on February 05, 2021.

Being the same property conveyed to Juelia Kinney and Aaron Bass, tenants in common with the right of survivorship by Warranty deed from Alison Rodgers and Allen Rodgers, Jr., wife and husband of record in Instrument No. 20211025-0143388 Register's Office for Davidson County, Tennessee, dated October 21, 2021 and recorded on October 25, 2021.

This is property more commonly known as 507 Croley Drive, Unit B, Nashville, TN 37209.

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 2 day of May, 2022.

Juelia Kinney

Aaron Bass by Juelia Kinney, Attorney-IN-Fact
Attorney-In-Fact

STATE OF CA
COUNTY OF San Diego

On this 2 day of May, 2022, before me personally appeared Juelia Kinney, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2 day of May, 2022.

Notary Signature
My commission expires: 9/3/24

STATE OF CA
COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Juelia Kinney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Aaron Bass, and that this instrument was executed on behalf of the said Aaron Bass for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202205130055320, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 2 day of May, 2022.

Notary Public

My Commission Expires: 9/3/24

ANP1 T. SCHER Commission No. 2333156 NOTARY PUBLIC • CALIFORNIA SAN DIEGO COUNTY Commission Expires September 3, 2024 ANP1

Tennessee Certification of Electronic Document

I, Courtney Kern, 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 **May 2,2022** (date of document).

Courtney Kern
Affiant Signature

05/05/2022
Date

State of Pennsylvania
County of Allegheny

Sworn to and subscribed before me this **5th** day of **May**, 2**022**.

Suzanne G Rafla
Notary's Signature

MY COMMISSION EXPIRES: 3-9-2025

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Suzanne G Rafla, Notary Public
Allegheny County
My Commission Expires March 9, 2025
Commission Number 1394145