Karen Johnson Davidson County
Batch# 864763 DEEDWARR
05/31/2022 11:39:30 AM 5 pgs
Fees: $28.00 Taxes: $1,202.50
20220531-0062547

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/
RETURN TO
Summit Title & Escrow
7110 Crossroads Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-22-2682

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

State of TENNESSEE
County WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Subscribed & sworn to before me, this 25 day of May, 2022

Notary Public

My Commission Expires: _____

Property Address: 103 Heathcote Court, Goodlettsville, TN 37072 **Map/Parcel Number:** 026 07 0 066.00	**Name & Address of New Owner** Urban Home Solution LLC 435 Hawthorne Avenue, Suite 900, Athens, GA 30606	**Send Tax Bills To:** Urban Home Solution LLC 435 Hawthorne Avenue, Suite 900, Athens, GA 30606

Effective as of **25th day of May, 2022**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Beverly Davenport, an unmarried person, Dennis Davenport, an unmarried person, Teressa D. Broander, a married person, and Deana D. Ivey, a married person** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Urban Home Solution LLC, a Georgia Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 172 on the Plan of Windsor Green Phase I - Section III of record in Plat Book 6250, Page 46, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Beverly Davenport, unmarried, Dennis Davenport, unmarried, Teressa D. Broander, married, and Deana D. Ivey, married, holding title together as Joint Tenants with Rights of Survivorship by Quitclaim Deed from Beverly Davenport (F/K/A Beverly Davenport Sypher), unmarried, of record in Instrument No. 20220419-0045098, in the Register's Office of Davidson County, Tennessee, dated April 13, 2022 and recorded on April 19, 2022.

Being the same property conveyed to Beverly Davenport Sypher, married, by Warranty Deed from Matthew G. Johnson and Melissa A. Johnson, husband and wife, of record in Instrument No. 20040318-0031129, in the Register's Office of Davidson County, Tennessee, dated March 10, 2004 and recorded on March 18, 2004.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2022 Davidson County**, and **2022 City of Goodlettsville**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 23 day of May 2022

GRANTOR:

Beverly Davenport

Beverly Davenport

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23 day of May, 2022, before me personally appeared Beverly Davenport, 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 23 day of May, 2022.

Katelynn King

Notary Signature
My commission expires:

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2026

WITNESS the Grantor's hand on this 23rd day of May 2022

GRANTOR:

Teressa D. Broander

Teressa D. Broander

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23 day of May, 2022, before me personally appeared Teressa D Broander, 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 23 day of May, 2022.

Katelynn King

Notary Signature
My commission expires:

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

WITNESS the Grantor's hand on this 23 day of May 2022

GRANTOR:

Deana D. Ivey

Deana D. Ivey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23 day of May, 2022, before me personally appeared Deana D Ivey, 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 23 day of May, 2022.

Katelynn King

Notary Signature
My commission expires:

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

WITNESS the Grantor's hand on this 25 day of May 2022

GRANTOR:

Dennis Davenport

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25 day of May, 2022, before me personally appeared Dennis Davenport, 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 25 day of May, 2022.

Notary Signature
My commission expires:

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

Certificate of Authenticity

I, Katelynn King, 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 5/25/2022.

Date

Katilynn King

Affiant Signature

5/25/2022

Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 25th day of May, 2022.

Kristen Gevinski

Notary's Signature

My Commission Expires: 10/26/25

Date

Notary's Seal (if on paper)

