Karen Johnson Davidson County
Batch# 885151 DEEDWARR
07/06/2022 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,002.72
20220706-0078073

WARRANTY DEED

Chelsea N Shores
State Of Tennessee Notary Public
Rutherford County
My Commission Expires 12-18-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $271,005.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/27/2022. Chelsea Shores

NOTARY PUBLIC

MY COMMISSION EXPIRES 12/18/22

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC
278 Franklin Road
160
Brentwood, TN 37027
File # 2022-3515

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Sarah K. Russell	First American Mortgage Solutions	161-01-0A-076-00
5304 Edmondson Pike #6	1795 International Way	
Nashville, TN 37211	Idaho Falls, ID 83402	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Buyer Accepted LLC, a Delaware limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah K. Russell, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 5304-#6 as shown on the Plat of Danbury of record in Book 6612, page 122, Register's Office for Davidson County, Tennessee, together with Garage No. 5, as shown on said plat, together with an undivided interest in the common elements of the Danbury Homeowners' Association, all as described in Book 6612, page 75, et seq., said Register's Office.

Being the same property conveyed to Buyer Accepted LLC, a Delaware limited liability company by Warranty Deed from Deborah F. Pitman, unmarried, dated 05/31/2022 and filed for record in Instrument Number 20220615-0068442, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 5304 Edmondson Pike, #6, Nashville, TN 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on June __, 2022.

Buyer Accepted LLC, a Delaware Limited Liability Company

By: MIGUEL ADOLFO VILLEGAS LOPEZ
Miguel Villegas, Vice President

STATE OF Florida
COUNTY OF Duval

Before me, an online Notary Public of the state and county mentioned, personally appeared (via audio video communication) Miguel Villegas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Vice President of Buyer Accepted LLC, the within named bargainor, a Limited Liability Company, and that such Miguel Villegas as such Vice President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Vice President.

Signer identified by multi-factor authentication, Type of ID Produced: Driver's License
Witness my hand and seal, this 27th day of June, 2022.

Notary Signature Thomas L Swanson

My commission expires: 02/13/2024

THOMAS L SWANSON
Notary Public - State of Florida
Commission # GG 958360
Expires on February 13, 2024

Notarized online using audio-video communication

File #: 2022-3515

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 June 27, 2022.

J. Carlton Drumwright

June 27, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 27, 2022.

Notary

My Commission Expires: 12/18/22

