Karen Johnson Davidson County
Batch# 895232 DEEDWARR
07/28/2022 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20220728-0086034

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-3321

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22 day of July, 2022

Notary Public

Commission Expires: 9-8-2025

LINDSAY PHILPOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joshua Douglas Kleppin 1431 Litton Avenue A Nashville, TN 37216	Same	072-11-1O-001.00-CO

WARRANTY DEED

FOR AND IN 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,

Joseph Benjamin Ferguson and Janae Marie Ferguson, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua Douglas Kleppin, a single man

HEREINAFTER CALLED THE GRANTEES, 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 Unit 1431A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Litton Lee Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190104-0001057 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 Rosemary Partners, LLC, a Tennessee limited liability company by Warranty deed from Josh Hellmer, married of record in Instrument No. 20180815-0080835 Register's Office for Davidson County, Tennessee, dated August 13, 2018 and recorded on August 15, 2018.

Being a portion of the same property conveyed to Urban Dwell Homes GP, a Tennessee General Partnership by Quit Claim deed from Rosemary Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20190607-0054593 Register's Office for Davidson County, Tennessee, dated June 06, 2019 and recorded on June 07, 2019.

Being the same property conveyed to Joseph Benjamin Ferguson and Janae Marie Ferguson, husband and wife by Warranty deed from Urban Dwell Homes GP, a Tennessee General Partnership of record in Instrument No. 20200106-0001185 Register's Office for Davidson County, Tennessee, dated January 02, 2020 and recorded on January 06, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1431 Litton Avenue, A, Nashville, TN 37216

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 so 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.

Dated this the 21st day of July, 2022.

Joseph Benjamin Ferguson

Janae Marie Ferguson

STATE OF Rhode Island
COUNTY OF Washington

On this 21st day of July, 2022, before me personally appeared Joseph Benjamin Ferguson and Janae Marie Ferguson, 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 21st day of July, 2022.

Notary Signature
My commission expires: 11/08/25

THEARY ALVES
MY COMM. EXPIRES 11/08/2025
NOTARY PUBLIC
ID # 767812
STATE OF RHODE ISLAND

Certificate of Authenticity

I, Lindsay Phipot, 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 July 21st 2022.

Date

Affiant Signature

July 22, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of July, 2022.

Notary's Signature

My Commission Expires: 05-21-2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY