Karen Johnson Davidson County
Batch# 910706 DEEDWARR
08/31/2022 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20220831-0098224

Warranty Deed

WHEN RECORDED RETURN TO: Momentum Title, LLC 131 Saundersville Rd #130 Hendersonville TN 37075 File No. 6-18705-RL	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $975,000.00 Affiant Subscribed and sworn to before me, this the 30th day of August, 2022. Notary Public My commission expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mitchell H. Spradlin JoAnn Welch	NEW OWNERS	103-06-0S-002.00-CO
5543 Kendall Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CRUZEN STREET PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MITCHELL H. SPRADLIN AND JOANN WELCH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 5543 on the plan of Homes at 5541 / 5543 Kendall Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 5541 / 5543 Kendall Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210630-0088550, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Rebecca Bright and husband, Kenneth Knight by Warranty Deed from Stephen Songy and Kimberly M. Songy, as joint tenants with rights of survivorship, of record in Instrument No. 20130905-0093774, Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 05, 2013.

Being the same property conveyed to Cruzen Street Partners, a Tennessee General Partnership by Warranty deed from Rebecca Bright and Kenneth Knight, wife and husband of record in Instrument No. 20210727-0100601 Register's Office for Davidson County, Tennessee, dated July 26, 2021 and recorded on July 27, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5543 Kendall Drive, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of August, 2022.

Cruzen Street Partners, a Tennessee Partnership

By: _____
Benjamin Carter, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Benjamin Carter, Partner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Cruzen Street Partners, a Tennessee General Partnership, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30th day of August, 2022.

_____
Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Certificate of Authenticity

I, R Lambroch, do hereby make oath that I am 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 **August 30, 2022**.

Affiant Signature — August 30, 2022 Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this **30th day of August, 2022**.

Katherine B. Smith

Notary's Signature

My Commission Expires: **1/28/2026**

Notary's Seal

KATHERINE B SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY