Karen Johnson Davidson County
Batch# 912757 DEEDWARR
09/06/2022 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20220906-0099829

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$560,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF September, 2022.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

C LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 072
Erica Clayton Orin Wesley Baertsch III 917 A West Avenue Nashville, Tennessee 37206	Legacy Home Loans LLC dba Steadfast Mortgage 1036 Stearman Dr, Suite 6 White House, TN 37188	GROUP 13 3 B PARCEL 001.00

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, we,

William Gates Richardson, an unmarried man
And
Jordan Seidman, an unmarried man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Erica Clayton and Orin Wesley Baertsch, III, wife and husband

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A, on the plan of 917 West Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 917 West Avenue, a Horizontal Property Regime, of record in Instrument No. 20200311-0027272, as amended in Instrument No. 20200615-0060714, 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 the same property conveyed to William Gates Richardson, an unmarried individual, by Warranty Deed from Select Home Solutions Group, LLC, a Mississippi Limited Liability Company, dated March 31, 2021 and filed of record April 5, 2021 in Instrument No. 20210405-0043819, Register's Office for Davidson County, Tennessee. Further conveyed by Quitclaim Deed to William Gates Richardson and Jordan Seidman, tenants in common with the right of survivorship, dated March 31, 2021 and filed of record April 7, 2021 in Instrument No. 20210407-0045696, said Register's Office.

This conveyance is made subject to the following:
1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **917 A West Avenue, Nashville, Tennessee 37206.**

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 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 hand and official seal at office this 2nd day of September, 2022.

William Gates Richardson

Jordan Seidman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, William Gates Richardson, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC

My Commission Expires:
My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jordan Seidman, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC

My Commission Expires:
My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Carney Title LLC
400 Overbeck Land
Ste 101
Nashville, TN 37204

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

True Copy Certification

I, **Pam Autry,** 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 this the 2nd day of September, 2022.

Pam Autry
Affiant Signature
Date 09/02/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2nd day of September, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

