Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GKW-22-2111B

This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $975,000.00.

Affiant

Subscribed and sworn before me this the 31st day of August, 2022.

Notary Public
My commission expires:

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 913792 DEEDWARR
09/07/2022 03:53:51 PM 2 pgs
Fees: $13.00 Taxes: $3,607.50
20220907-0100469

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Knell Family Properties, LLC		105-13-0G 002.00
~~2111 B 10th Ave.~~	new owner	
~~Nashville, TN 37204~~		
5705 Sterling Oaks Dr.		
Brentwood, TN 37027		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TYLER MIDDLETON, a single person,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **KNELL FAMILY PROPERTIES, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 2111-B, together with the appurtenant interest in the common elements of The Square at Tenth Townhomes, a horizontal property regime with private elements, established by Declaration and Master Deed of record in Instrument No. 20071211-0142951, Register's Office for Davidson County, Tennessee said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration and being located upon Lot No.3 on the Plan of W.L.B. Lawrence Land of record in Plat Book 21, Page 148, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tyler Middleton, a single person, by deed dated 06/16/2021, from Casey Culver and Ashley Culver, husband and wife, of record in Instrument No. 20210621-0083418, Register's Office for said County.

Also being the same property conveyed to Casey Culver and Ashley Culver, husband and wife, by deed dated 06/13/2013, from David R. Hooper, an unmarried person, of record in Instrument No. 20130618-0062011, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2111 B 10th Ave, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this the 31st day of August, 2022.

Tyler Middleton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Tyler Middleton,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2022.

My commission expires:

9-6-22

Notary Public

