Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Avenue
Nashville, TN 37210
File No.: RP-22-500-13

Karen Johnson Davidson County
Batch# 917424 DEEDWARR
09/15/2022 04:03:30 PM 4 pgs
Fees: $23.00 Taxes: $1,942.50
20220915-0103217

THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $524,999. AFFIANT Subscribed and sworn to before me, this 15 day of September 2022 NOTARY PUBLIC My Commission Expires: 3/3/25

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Davis & Savannah Davis ~~500 Creative Way, Unit 13, Madison, TN 37115~~ 1807 Joy Cir, Nashville TN 37207	United Wholesale Mortgage P.O. Box 11733 Newark, NJ 07101	051-10-0I-016-00

FOR AND IN CONSIDERATION of the sum of Five Hundred Twenty Four Thousand Nine Hundred Ninety Nine Dollars and No Cents (524,999.00), paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 15th day of September 2022, the undersigned, **Niche 13, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor, has bargained, sold, and by these presents does transfer and warrant to **John Davis and Savannah Davis, husband and wife,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, and having an address of **500 Creative Way, Unit 13, Madison, TN 37115,** and more particularly described as follows:

Land in Davidson County, Tennessee being Unit 16 of the Niche (formerly known as Ellington Crossing Townhomes), a horizontal property regime with private elements, as set out in the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20190104-0001080, as amended by First Amendment recorded in Instrument No. 20190108-0002096, and Second Amendment recorded in Instrument No. 20210111-0004563 in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Rachel Faulkner, a married woman from Ellington Group, GP, a Tennessee General Partnership, by Warranty Deed dated March 2, 2021, recorded March 29, 2021, in Instrument No. 20210329-0040633, as corrected by Scrivener's Affidavit recorded in Instrument No. 20210427-0055669, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Niche 13, LLC, a Tennessee Limited Liability Company, from Rachel Faulkner, a married woman, by Quitclaim Deed dated June 4, 2021, recorded June 8, 2021, in Instrument No. 20210608-0076663, in the Register's Office of Davidson County, Tennessee.

This is improved property known as **500 Creative Way, Unit 13, Madison, TN 37115.**

Further, this conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions and (5) other matters of public record. Further, the captioned property is not the homestead of the Grantor.

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) their heirs and assigns forever; and we covenant with the said Grantee(s) 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 Grantee(s), their heirs and assigns, against the lawful claims of all persons whomever.

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.

This ~~15th~~ 14th day of September, 2022.

Niche 13, LLC, a Tennessee Limited Liability Company

J. Tyler Faulkner, Member/Agent

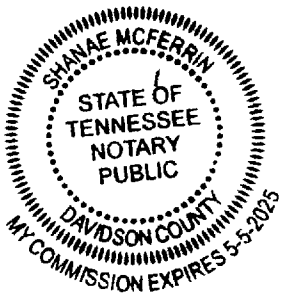
By: ~~Jay~~ Tyler Faulkner,
Authorized Agent /Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, personally appeared J. Tyler Faulkner, 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 Member of Niche 13, LLC, the within named bargainor, a Limited Liability Company, and that such J. Tyler Faulkner as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, this ~~14th~~ 14th day of September, 2022.

Shanae McFerrin
Notary Signature
My commission expires: 5/5/2025



Certificate of Authenticity

I, Mackenzie Hudson, 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 September 15, 2022.

Affiant Signature

9/15/22
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 15 day of September, 2022.

Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. RP-22-500-13

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