Karen Johnson Davidson County
Batch# 917589 **DEEDWARR**
09/16/2022 10:24:22 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20220916-0103431

MJ-ROA-22-4341

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen A Ajetomobi and Sanyk A McCuller	**NEW OWNER**	
(NAME)	(NAME)	**PART OF 147 07 0 150.00**
4341 Goins Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NASHVILLE HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SANYK MCCULLER, AN UNMARRIED WOMAN, AND STEPHEN AJETOMOBI, AND UNMARRIED MAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 No. B of 4341 Goins Road a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 4341 Goins Road a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Number 20211008-0135617, 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 part of the same property conveyed to Nashville Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Herschel Bruce Maxwell and wife, Evon B. Maxwell, of record in Instrument No. 20180501-0040821, in the Register's Office of Davidson County, Tennessee, dated April 26, 2018 and recorded on May 01, 2018.

This conveyance is subject to:
- Taxes and assessments for the year 2022.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20211008-0135617.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded in Instrument No. 20220803-0088565.
- Easement recorded in Book 3533, Page 229 and Instrument No. 20141216-0115031.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4341 Goins Rd, Nashville, Tennessee 37211**.

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 do 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 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/our hand(s) this the 15th DAY OF SEPTEMBER, 2022.

Nashville Homes LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of NASHVILLE HOMES LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of September, 2022.

_____
Notary Public
My Commission Expires _____
(SEAL)

MELISSA JANSEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212