Karen Johnson Davidson County
Batch# 918738 DEEDWARR
09/19/2022 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $484.70
20220919-0104212

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $131,000.00

Affiant

Subscribed and sworn to before me, this 19th day of September, 2022.

Jennifer Russell
Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Birchwood Creative, LLC	**Truist Bank**	**02900002800**
0 Clarksville Pike	401 Commerce St., Ste 4400	
Joelton, TN 37080	Nashville, TN 37129	

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 ACKNOWLEDGE, WE,

Revision Homes, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Birchwood Creative, LLC

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:

Land in Davidson County, Tennessee, being more particularly described, as follows:

Beginning at an iron pin in the Easterly margin of Eatons Creek Road, where it forks with Clarksville Pike, which fork is approximately 817.64 feet north of the intersection of Clarksville Pike and Bear Hollow Road; thence along the Easterly margin of Eatons Creek Road, North 2 deg. 13' 12" East 791.046 feet to an iron pin; thence around a curve having a radius of 86.27' a distance of 135.28 feet to an iron pin; thence South 87 deg. 55'44" East 215.886 feet to an iron pin in the Westerly margin of Clarksville Pike; thence along the Westerly margin of Clarksville Pike South 21 deg. 12'00" West 928.344 feet to the point of beginning, containing 3.0032 acres, more or less.

Being a portion of the same property conveyed to Revision Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Carolyn S Kolz and William L Kolz, Jr, wife and husband, dated February 25, 2022, of record in Instrument No. 20220309-0027161, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 0 Clarksville Pike, Joelton, TN 37080.

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 in 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.

Revision Homes, LLC

Paul Kazanofski Date: 9/14/22

By: Paul Kazanofski, Member

STATE OF Tennessee

COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Paul Kazanofski with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is Member of Revision Homes, LLC and that he is authorized by Revision Homes, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 14 day of September, 2022.

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 08-21-2023

NOTARY PUBLIC

My Commission Expires:

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/16/2022 (date of document).

Jennifer Russell
Affiant Signature

9/19/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 19th day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

