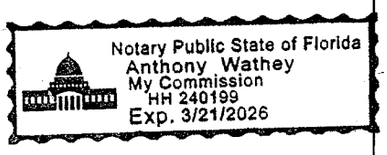
JOINT 01361

Karen Johnson Davidson County
Batch# 920580 DEEDWARR
09/22/2022 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220922-0105586

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $380,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/21/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-21-2026

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road 160
Brentwood, TN 37027
file # 2022-4248

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Saundra L. London	New Owner	064-16-0E-050.00-CO
543 Griffin Circle		
Nashville, TN 37076		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

House Wren Properties LLC, a Tennessee Series Limited Liability Company, Series No. 11-02

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Saundra L. London; an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), 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 all of Unit No. 50, in Building 14, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No: 20061025-0132473, and amended in Instrument No. 20061106-0137656, and as amended in Instrument No: 20071105-0130490, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to House Wren Properties, LLC, a Tennessee Series Liability Company, Series No. 11-02 by Warranty deed from Phillips Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20110318-0021314 Register's Office for Davidson County, Tennessee, dated March 11, 2011 and recorded on March 18, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 543 Griffin Circle Nashville, TN 37076

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 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.

Witness my hand on September 20, 2022.

House Wren Properties LLC, a Tennessee Series Limited Liability Company, Series No. 11-02

By: _____
Mark O. Wren, Member

By: _____
Deborah Wren, Member

STATE OF

COUNTY OF

Before me, the undersigned, a Notary Public of said County and State, personally appeared Mark O. Wren and Deborah Wren, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members (or other officer authorized to execute the instrument) of House Wren Properties, a Tennessee Series Limited Liability Company, Series, No. 11-02, the within named bargainor, a Tennessee limited liability company, and that Mark O. Wren and Deborah Wren as such Members executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this September 20, 2022.

_____
Notary Public

My Commission Expires: 3-21-2026

File #: 2022-4248

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Notary Public State of Florida
Anthony Wathey
My Commission
HH 240199
Exp. 3/21/2026

Tennessee Certification of Electronic Document

I, Ruth Turner 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 9/20/2022 (date of document).

Affiant Signature

9/22/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 of Sept, 2022.

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24