WARRANTY DEED

Karen Johnson Davidson County
Batch# 926811 DEEDWARR
10/06/2022 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $6,678.50
20221006-0110462

File No.: RES-22-907

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,805,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/25
(AFFIX SEAL)

CARRIE CALLAHAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Blake Area and Amy Area	Movement Mortgage, LLC	105 13 0 365.00
(NAME)	(NAME)	
907 Waldkirch Avenue Nashville, TN 37204	P.O. Box 105178 Atlanta, GA 30348	
(ADDRESS)	(ADDRESS)	

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, I/WE, **REDLYN INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ROBERT BLAKE AREA A/K/A BLAKE AREA AND AMY AREA, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of E.L. Holts Subdivision of Lot No 6 Schmid Property, as shown by plat of record in Book 547, Page 71, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

For reference: Said Lot No. 13 fronts 50 feet on the southerly side of Waldkirch Avenue and runs back between parallel lines 190 feet to an alley.

Being the same property conveyed to Redlyn Investments LLC, from Beulah M. Dalton, unmarried, by Warranty Deed dated May 20, 2016, recorded May 24, 2016, in Instrument No. 20160524-0051855, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 907 Waldkirch Avenue, Nashville, TN 37204
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 6th day of October, 2022

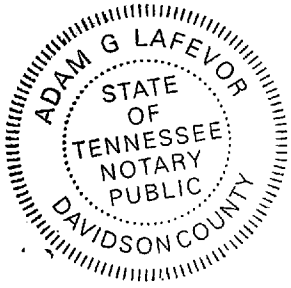
Redlyn Investments, LLC, a Florida Limited Liability Company

By: _____
Conor P. Lynch, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, personally appeared Conor P. Lynch, 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 Manager of Redlyn Investments, LLC, the within named bargainor, a Limited Liability Company, and that such Conor P. Lynch as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, this 6th day of October, 2022.



_____
Notary Signature
My commission expires: 3/6/24

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Christy Burkhalter, 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 October 6, 2022.

Affiant Signature

10/6/22
Date

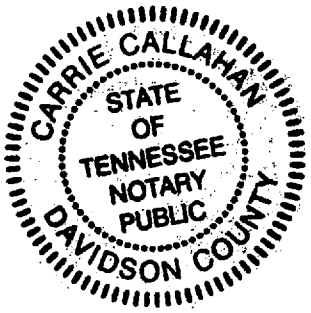
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 6 day of October, 2022.

Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal



File No. RES-22-907

202210060110462