Karen Johnson Davidson County
Batch# 926841 DEEDWARR
10/07/2022 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20221007-0110498

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater, is $445,000.00.

Affiant

Subscribed and sworn before me this the 4TH day of October, 2022.

Notary Public
My commission expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Robert Silverberg 734 Cottage Park Dr Nashville, TN 37207	MORTGAGE INVESTOR GROUP 8320 E. WALKER SPRINGS LN # 200 KNOXVILLE, TN 37923	060-11-0B 014.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KATELYN BROWN, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ROBERT SILVERBERG, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 14 shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Cottage Park of record in Instrument No. 20151203-0122006, amended in Instrument No. 20160126-0007567, and Instrument No. 20160928-0102452, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Katelyn Brown, by deed dated 09/30/2020, from Kirk Hunckler, unmarried, of record in Instrument No. 20201001-0113153, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 734 Cottage Park Dr, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 3rd day of October, 2022.

Katelyn Brown

Katelyn Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Katelyn Brown, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of October, 2022.

My commission expires:

9-7-26

Notary Public



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/06/22 ____ (date of document).

Affiant Signature

10/06/22
Date

State of TN

County of DAVIDSON

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

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025