Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

WARRANTY DEED

Karen Johnson Davidson County
Batch# 936654 **DEEDWARR**
11/01/2022 02:49:23 PM 2 pgs
Fees: $13.00 Taxes: $2,460.50

20221101-0117967

G-VRES-22-910B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00.

Kim Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2022.

Cassie Pulley
Notary Public

MY COMMISSION EXPIRES: 8/20/24
(AFFIX SEAL)

CASSIE PULLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

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)
Nicholas Williams and Stacy Caldwell	Canopy Mortgage LLC	
(NAME)	(NAME)	072-06-1E-002.00-CO
910 B Maynor St	360 Technology Ct, Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Lindon, UT 84042-1778	
(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, **TALBOT E. TORRANCE AND JA'NET M. TORRANCE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICHOLAS WILLIAMS, A SINGLE PERSON, AND STACY CALDWELL, A SINGLE PERSON AS TENANTS IN COMMON WITH THE 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:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at Maynor Avenue, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20160415-0036140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Talbot E. Torrance and Ja'net M. Torrance, husband and wife by Warranty deed from Jason Gullo of record in Instrument No. 20170804-0079776 Register's Office for Davidson County, Tennessee, dated August 01, 2017 and recorded on August 04, 2017.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 24, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160415-0036140, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 2196, Page 282, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **910 B Maynor St, Nashville, Tennessee 37216**.

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 31st DAY OF OCTOBER, 2022.

Talbot E. Torrance by Logan Bell, Attorney in Fact

Talbot E. Torrance by Logan Bell,
Attorney in Fact

Ja'net M. Torrance by Logan Bell, Attorney in Fact

Ja'net M. Torrance by Logan Bell,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Logan Bell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of TALBOT E. TORRANCE AND JA'NET M. TORRANCE, and who acknowledged he/she/they executed the same as the free act and deed of the said TALBOT E. TORRANCE AND JA'NET M. TORRANCE.

Witness my hand and official seal, this the 31st of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
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