Karen Johnson Davidson County
Batch# 948005 DEEDWARR
12/05/2022 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20221205-0126854

WARRANTY DEED

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $340,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 12/02/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/20/2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-4457

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Amanda Michelle Cabrera	Bank of Tennessee	072-10-4Q-001.00-CO
1635 Chase Street, Unit A	PO Box 4980	
Nashville, TN 37216	Johnson City, TN 37602-4980	

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,

Urban Dwell Homes, GP, a Tennessee General Partnership

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

Amanda Michelle Cabrera, 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 Unit A of Homes Townhomes at 1635 Chase Street, a Planned Unit Development, as shown on Exhibit "B" in the Declaration Of Covenants, Conditions and Restrictions for Townhomes at 1635 Chase Street, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103 (b) of record in Instrument Number 20200203-0012228, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Townhomes at 1635 Chase Street, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument Number 20200203-0012228, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being a portion of the same property conveyed to Urban Dwell Homes, GP, a Tennessee General Partnership by Warranty deed from Wallicia Kim Smith and Gregory Smith, Trustees of the Wilson Irrevocable Catastrophic Illness Trust dated May 12, 2017 of record in Instrument No. 20191223-0132334 Register's Office for Davidson County, Tennessee, dated December 20, 2019 and recorded on December 23, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 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 1635 Chase Street, Unit A Nashville, TN 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 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 December 2, 2022.

Urban Dwell Homes, GP, a Tennessee General Partnership

By: _____
J. Carlton Drumwright, an Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an Authorized Agent of Urban Dwell Homes, GP, a Tennessee General Partnership, and is authorized by said general partnership to execute this instrument on its behalf.

Witness my hand and official seal, this December 2, 2022.

Cheryl D. Bolander
Notary Public

My Commission Expires: 9/20/2025



File #: 2022-4457

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 December 2, 2022.

J. Carlton Drumwright

December 2, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 2, 2022.

Notary

My Commission Expires: 12/18/22

