Karen Johnson Davidson County
Batch# 948715 DEEDWARR
12/07/2022 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20221207-0127488

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED FIVE THOUSAND AND 00/100 ($405,000.00). Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF OCTOBER, 2022. Notary Public MY COMMISSION EXPIRES: Sept. 2, 2024 (AFFIX SEAL)

AMBER THARP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Mariah Young, Stephanie Young and Jason Young (NAME)	**NEW OWNER** (NAME)	**059 09 0 166 00**
3227 Kings Lane **Nashville, Tennessee 37218** (ADDRESS)	(ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 20th day of October, 2022, the undersigned, **REVISION HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **MARIAH YOUNG, AN UNMARRIED WOMAN, AND STEPHANIE YOUNG AND JASON YOUNG, WIFE AND HUSBAND** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **3227 KINGS LANE, NASHVILLE, TENNESSEE 37218** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. "B", of the Second Addition to Treppard Heights Subdivision, Section 7, of record in Book 4470, Page 62, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Revision Homes, LLC a Tennessee limited liability company, by Quit Claim Deed from Sisters Capital, limited liability liability company, of record in Instrument No. 20210108-0003887, in the Register's Office for Davidson County, Tennessee, dated January 7, 2021, and recorded on January 8, 2021.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 20th day of October, 2022.

GRANTOR: Revision Homes LLC
BY: PAUL KAZANOFSKI
ITS: MANAGER

Paul Kazanofski

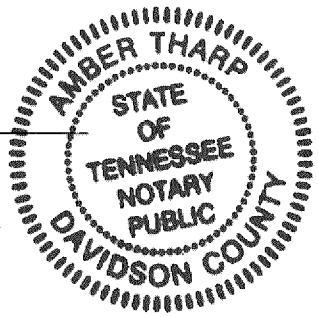
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Paul Kazanofski** with who I am personally acquainted, and who upon oath acknowledged themself to be the Manager for the Limited Liability Company identified as the **Revision Homes LLC** , and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Limited Liability Company, the within named Grantor, and that they in such capacity as Manager executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Manager.

WITNESS my hand, at office, on this 20th day of October, 2022.

Amber Tharp
Notary Public

Sept. 2, 2024
My Commission Expires



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 20th, 2022.

Affiant Signature

10/20/2022
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 10th day of October, 2022.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY