WARRANTY DEED

Karen Johnson Davidson County
Batch# 952782 DEEDWARR
12/19/2022 09:24:50 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20221219-0130634

W-RMX-22-935

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/2024

(AFFIX SEAL)

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)
James Reilly and Ruby Elliott	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	**072-13-0M-002.00-CO**
935 West Avenue	**3940 N. Ravenswood Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-3348	**Chicago, IL 60613**	
(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, **KELLY PAYFER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES REILLY, UNMARRIED, AND RUBY ELLIOTT, UNMARRIED, AS TENANTS IN COMMON WITH 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 935, 933 and 935 West Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 933 and 935 West Avenue Townhomes of record in Instrument Number 20150917-0094294, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelly Payfer, married by Warranty Deed from Legacy Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20180816-0081200 Register's Office for Davidson County, Tennessee, dated August 14, 2018 and recorded on August 16, 2018. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This instrument is being executed on behalf of Kelly Payfer, pursuant to a Power of Attorney executed by same on the 27th day of April, 2018, and being filed for record simultaneously herewith of record in Instrument No. 20221213-0129209, Register's Office for said County.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1424, Page 96, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20150917-0094294, Register's Office for Davidson County, Tennessee.
- Charter of 933 and 935 West Avenue HOA of record in Instrument Number 20150922-0096100, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1716, Page 453, 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: **935 West Avenue, Nashville, Tennessee 37206-3348**.

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 15th DAY OF DECEMBER, 2022.

Kelly Payfer by Sharon Youngkrantz Attorney in Fact

Kelly Payfer by Sharon Youngkrantz
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, SHARON YOUNGKRANTZ, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KELLY PAYFER, and who acknowledged he/she/they executed the same as the free act and deed of the said KELLY PAYFER.

Witness my hand and official seal, this the 15th of December, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212