WARRANTY DEED

Karen Johnson Davidson County
Batch# 971917 DEEDWARR
02/17/2023 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20230217-0011729

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 02/17/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/17/23

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3042

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Hannah Rochelle Goff and James Arthur Dickinson	Cadence Bank	072-10-2T-002-00
1313 B Litton Avenue	201 South Spring St.	
Nashville, TN 37216	Tupelo, MS 38804	

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 LLC, a Tennessee limited liability company

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

Hannah Rochelle Goff and James Dickinson, both unmarried, as Joint Tenants with Right of Survivorship

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 situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1313 Litton Avenue II, a Horizontal Property Regime with Private Elements of record at Instrument No.20211215-0165917, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "A" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Urban Dwell Homes LLC, a Tennessee limited liability company by Quitclaim Deed from Rosemary Partners, LLC, a Tennessee limited liability company, dated March 16, 2022 and recorded April 7, 2022, of record in Instrument No. 20220407-0040246, Register's Office of Davidson County, Tennessee.

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 1313 B Litton Avenue 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 February 17, 2023.

Urban Dwell Homes LLC, a Tennessee limited liability company

By: _____

J. Carlton Drumwright, an Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for the County and State aforesaid, personally appeared 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 himself to be the Authorized Agent of Urban Dwell Homes LLC, a Tennessee limited liability company, and that he as such, being authorized to do so, executed the foregoing instrument by signing the name of the general partnership by himself as the Authorized Agent of Urban Dwell Homes LLC, a Tennessee limited liability company, and as such, being authorized so to do by the partnership, executed the same for the purposes therein contained.

Witness my hand and official seal, this February 17, 2023.

_____

Notary Public

My Commission Expires: 3/29/25

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2023-3042

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

I, Sheri Engel, 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 this 17th day of February, 2023

Sheri Engel

Dated 2/17/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 17 day of February, 2023

My commission expires: 2/7/27

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY