WARRANTY DEED

Karen Johnson Davidson County
Batch# 973411 DEEDWARR
02/23/2023 09:56:30 AM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20230223-0012742

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February 2023

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

MST 2023-0023

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sylwaski Owens	LendSure Mortgage Corp.	161-11-0A-224.00-CO
(NAME)	(NAME)	
911 Brentwood Place	15253 Avenue of Science	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Diego, CA 92128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kayleigh Reaves, an unmarried woman and Ben Hartmann, an unmarried man, as tenants in common with rights of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sylwaski Germaine Owens, a single man,** HEREINAFTER CALLED THE GRANTEES, 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 No. 224 on the Plan of Huntington Ridge Townhouses of record in Book 4675, Page 9, revised in Book 9700, Page 846, Register's Office for said County, to which Plan reference is here by made for a more complete and accurate description.

Being the same property conveyed to Kayleigh Reaves, an unmarried woman and Ben Hartmann, an unmarried man, by Warranty deed from Caitlyn E. Rambo, unmarried of record in Instrument No. 20220303-0024157, Register's Office for Davidson County, Tennessee, dated February 18, 2022 and recorded on March 03, 2022.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2023, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 4675, Page 9 and in Plat Book 9700, Page 846, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 4460, Page 67, 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 Book 4729, Page 687, amended in Book 4889, Page 905, Book 5394, Page 243, and Instrument Number 20110331-0024865, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 7423, Page 762, amended in Instrument Number 20080324-0029069 and Instrument No. 20130724-0076332 in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 9732, Page 551, Book 9775, page 308 and Book 11345, page 59, in the Register's Office for Davidson County, Tennessee. Charter for HOA of record in Book 4499, Page 443, Book 4729, Page 682 amended in Book 4890, page 84, in the Register's Office for Davidson County, Tennessee. Dedication of Common Areas of record in Book 4742, Page 570, in the Register's Office for Davidson County, Tennessee. Easement Agreement of record in Book 6396, Page 896, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument Number 20140902-0079897, in the Register's Office for Davidson County, Tennessee.

This property, known as 433 Huntington Ridge Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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/our hand(s) this 14th DAY OF February 2023.

Kayleigh Reaves

Kayleigh Reaves

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kayleigh Reaves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of February, 2023.

Notary Public

My commission expires: 3/03/26

(SEAL)

GRACE FERGUSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Witness my/our hand(s) this 14 DAY OF Feb., 2023.

Ben Hartmann

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ben Hartmann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of February, 2023.

Notary Public

My commission expires: 4-13-25

(SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

True Copy Certification

I, **Kaz Arbogast,** 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 the 22nd day of February, 2023.

Affiant's Signature
Date 02/22/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22nd day of February, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON