Karen Johnson Davidson County
Batch# 975565 DEEDWARR
03/01/2023 12:17:30 PM 4 pgs
Fees: $23.00 Taxes: $4,588.00
20230301-0014599

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION TWO HUNDRED FORTY THOUSAND AND 00/100 (1,240,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
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)
Torris Investments, LLC, a Tennessee Limited Liability Company (NAME)	**NEW OWNER** (NAME)	**118 02 2F 002.00**
2727 Westwood Drive Nashville, TN 37204 (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 1st day of March, 2023, the undersigned, **2727 B WESTWOOD LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **TORRIS INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 **2727 WESTWOOD DRIVE, B, NASHVILLE, TN 37204** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes at 2727 Westwood Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 2727 Westwood Drive, a Horizontal Property Regime, of record in Instrument No. 20180906-0088268 and First Amended in Instrument No. 20210917-0125189, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to 2727 B Westwood LLC, by Quitclaim Deed from Ten 10 Partners, LLC, of record in Instrument No. 20211206-0161442, in the Register's Office of Davidson County, Tennessee, dated November 29, 2021 and recorded on December 06, 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 1st day of March, 2023.

GRANTOR: 2727 B WESTWOOD LLC
By: Ten 10 Partners, LLC, a Tennessee limited liability company
By: William Brett Janson, its Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **William Brett Janson** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Agent for **2727 B Westwood LLC**, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **2727 B Westwood LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as Authorized Agent executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Authorized Agent.

WITNESS my hand, at office, on this 1st day of March, 2023.

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

Notary Public My Commission Expires

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GRANTOR: 2727 B WESTWOOD LLC

By: Ten 10 Partners, LLC, a Tennessee limited liability company

By: Linsey Lewis, its Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Linsey Lewis** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Agent for **2727 B Westwood LLC**, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **2727 B Westwood LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as Authorized Agent executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Authorized Agent.

WITNESS my hand, at office, on this 1st day of March, 2023.

Notary Public

My Commission Expires:

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

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 March 1, 2023.

Affiant Signature

3/1/2023
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 1 day of March, 2023.

Notary Public

Notary's Seal:

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