Karen Johnson Davidson County
Batch# 983594 DEEDWARR
03/23/2023 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20230323-0021054

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20238085

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$600,000.00**; which is equal to or greater than the amount which the Premises would command as a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 21st day of March, 2023

Notary Public
My Commission Expires: 8-20-2023

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

WARRANTY DEED

THIS INDENTURE, made this 21st day of March, 2023, among:

COLBERT 118, LLC

a Tennessee limited liability company, its successors and/or assigns (the "**Grantor**")

AND

DARREN NEWTON AND AMY NEWTON, A MARRIED COUPLE

including all heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. 12 on the Plan of Joule, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Joule, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160815-0084729, and amended as Instrument Nos. 20170426-0041065 and 20171204-0123409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Colbert 118, LLC, a Tennessee limited liability company by deed from Timothy V. Wist and Teresa A. Wist, husband and wife, dated August 24, 2020, of record in Instrument No. 20200826-0096837, Register's Office for Davidson County, Tennessee.

This property being known as 118 Colbert Way, Nashville, TN 37206.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Colbert 118, LLC, a Tennessee limited liability company

BY: _____
Richard E. Morgan, Member

BY: _____
Shanna L. Morgan, Member

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Richard E. Morgan and Shanna L. Morgan*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***Members*** of ***Colbert 118, LLC, a Tennessee limited liability company*** the within named bargainor, and that he/she as such ***Members*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Members***.

Witness my hand and official seal this 21st day of March, 2023.

_____
Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: Darren Stan Newton and Amy Leah Marie Newton
Address: 118 Colbert Way
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: United Wholesale Mortgage
Address: 585 South Boulevard E
City, State, Zip: Pontiac, MI 48341

Tax ID: 084-1F-012.00

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 21st day of March, 2023.

Affiant Signature
Date 03/21/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21st day of March, 2023.

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

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