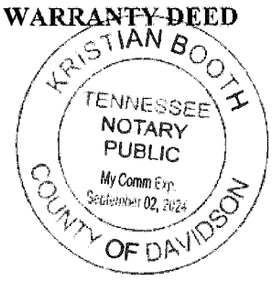
Karen Johnson Davidson County
Batch# 989273 DEEDWARR
04/06/2023 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $3,163.50
20230406-0025309

WARRANTY DEED 	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $855,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 03/31/2023. NOTARY PUBLIC MY COMMISSION EXPIRES 9-2-24

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3063

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
My Ramage and Steve Ramage	PINNACLE BANK	061-10-0-258.00
910 Curdwood Boulevard	15025 BALLANTROFT PKWY 2nd FLR	
Nashville, TN 37216	CHARLOTTE, NC 28277	

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

My Ramage and Steve Ramage, Wife and Husband

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 in the Davidson County, Tennessee, Being Lot No. 2 on the Resubdivision of Lot 7, Plan of Maplewood Manor Subdivision, of record in Instrument No. 20210930-0131883, Register's Office for said County, to which plan reference is hereby made for a more complete description of said Lot.

Being a portion of the same property conveyed to Rhonda P. Corban, unmarried by Warranty Deed from Dixie C. Cline, unmarried of record in Instrument No. 20000915-0091865 Register's Office for Davidson County, Tennessee, dated September 11, 2000 and recorded on September 15, 2000.

Being a portion of the same property conveyed to Southernup, LLC, a Tennessee Limited Liability Company by Warranty Deed from Rhonda P. Corban, married of record in Instrument No. 20210601-0072855, Register's Office for Davidson County, Tennessee, dated May 28, 2021 and recorded on June 01, 2021.

Being the same property conveyed to Urban Dwell Homes, LLC by Warranty Deed from Southernup, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220113-0004986 Register's Office for Davidson County, Tennessee, dated January 05, 2022 and recorded on January 13, 2022.

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 910 Curdwood Boulevard 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 March 31, 2023.

Urban Dwell Homes, LLC, a Limited Liability Company

By: _____
J. Carlton Drumwright, 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 limited liability company by himself as the Authorized Agent of Urban Dwell Homes, LLC, the bargainor, a Tennessee limited liability company, and as such, being authorized so to do by the company, executed the same for the purposes therein contained.

Witness my hand and official seal, this March 31, 2023.

_____
Notary Public

My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2023-3063

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 April 6, 2023 (date of document).

Affiant Signature

April 6, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 6th day of April, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023