Karen Johnson Davidson County
Batch# 998946 DEEDWARR
05/03/2023 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20230503-0032675

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $815,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-20-2025

(AFFIX SEAL)

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

DM-C-23-807

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elena Baruah	Academy Bank N.A.	
(NAME)	(NAME)	
38261 Eggers Common	12980 Metcalf Ave Ste 310	**093 04 0F 001.00**
(ADDRESS)	(ADDRESS)	
Fremont, CA 94536	Overland Park, KS 66213	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **TRINITY ROCK VENTURES, LLC, A TENNESEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELENA BARUAH, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at 809 Sylvan Street, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 809 Sylvan Street, a Horizontal Property Regime, of record in Instrument No. 20210706-0090667, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Trinity Rock Ventures, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Mary Anna Wright, of record in Instrument No. 20210706-0090666 in the Register's Office of Davidson County, Tennessee, dated April 30, 2021 and recorded on July 06, 2021.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Williams Addition Edgefield, as recorded in Book 21, Page 60.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210706-0090667.
- Agreement For Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20211012-0136697.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **807 Sylvan St, Nashville, Tennessee 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27th DAY OF APRIL, 2023.

Trinity Rock Ventures, LLC

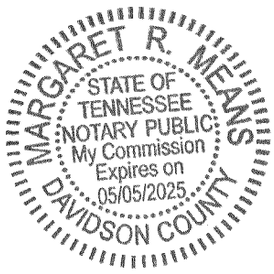
BY:_____
Dave A. Styblo
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVE A. STYBLO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of TRINITY ROCK VENTURES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of April, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Pam Autry,** 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 1st day of May, 2023.

21th April

Affiant Signature
Date 05/01/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1st day of May, 2023.

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

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