WARRANTY DEED

Karen Johnson Davidson County
Batch# 1004347 **DEEDWARR**
05/17/2023 02:05:53 PM 2 pgs
Fees: $13.00 Taxes: $1,047.10

20230517-0037046

File No. EM-23-4155

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th day of May, 2023

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

JOHN CHARLES RUSELOT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander J. Netherland	Alameda Mortgage Corporation	
(NAME) 305 Dinwiddie Drive	(NAME) 1475 N. Broadway, Suite 310	034-14-0-002.00
(ADDRESS) Nashville, TN 37115	(ADDRESS) Walnut Creek, CA 64596	
(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, I/we, **Cwasayrei LLC a New York Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexander Netherland, an unmaried man**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 19 on the Plan of Stanley Heights, of record in Plat Book 3300, Page 74, amended in Book 3986, Page 917, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jill Marie Bilbrey, married by Warranty Deed from Sonya Staggs Rafn, B. Wayne Staggs, by and through Attorney in Fact Sonya Staggs Rafn, Tonia J. Hunter, by and through Attorney in Fact Sonya Staggs Rafn, and Randy L. Staggs, by and through Attorney in Fact Sonya Staggs Rafn, and Nora Snider, by and through Attorney in Fact Sonya Staggs Rafn, of record in Instrument No. 20081009-0102535 Register's Office for Davidson County, Tennessee, dated September 22, 2008 and recorded on October 09, 2008.

Being the same property conveyed to InvestSmart TN LLC by Warranty Deed from Michael Jerry Bilbrey, single of record in Instrument No. 20221007-0110819 Register's Office for Davidson County, Tennessee, dated October 06, 2022 and recorded on October 07, 2022.

Being the same property conveyed to Cwasayrei LLC, a New York Limited Liability Company by Warranty Deed from InvestSmart TN LLC of record in Instrument No. 20221007-0110820 Register's Office for Davidson County, Tennessee, dated October 06, 2022 and recorded on October 07, 2022.

This is property more commonly known as 305 Dinwiddie Drive, Nashville, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 16th day of May, 2023.

Cwasayrei LLC, a New York Limited Liability Company

By: _____
Cameron Asay, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ryan Lux of the state and county mentioned, personally appeared Cameron Asay of Cwasayrei LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and of Cwasayrei LLC, the within named bargainor, a Limited Liability Company, and that such Cameron Asay of Cwasayrei LLC as such Member and , executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member ~~and~~.

Witness my hand and seal, at office in Nashville, TN, this 16th day of May, 2023.

_____
Notary Signature

Printed Name: _____

My commission expires: _____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024