Return To

LIONSGATE TITLE & ESCROW, LLC
1707 Fairview Blvd, Ste 101 E
Fairview, TN 37062

Karen Johnson Davidson County
Batch# 1009164 DEEDWARR
05/30/2023 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $4,033.00
20230530-0040724

WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,090,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2023

Notary Public

MY COMMISSION EXPIRES: 3-24-2027
(AFFIX SEAL)

File No. EY-23-4326

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
David R. Byrnes	New Owner	
(NAME)	(NAME)	105-02-0U-002.00
12700 Sarah St		
(ADDRESS)	(ADDRESS)	
Studio City, CA 91605		
(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, **Brian Keating Rendon, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David R. Byrnes, married 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 937 Southside Place Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160707-0069440 and amendment in Instrument No. 20180518-0047894, and being shown on Plat attached thereto as Exhibit "B", 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 Brian Keating Rendon, by Warranty Deed from Hamidreza Parsa, married, dated May 18, 2018 and recorded May 31, 2018 in Instrument No. 20180531-0051863, Register's Office of Davidson County, Tennessee.

The subject property was not a martial residence of Brian Keating Rendon and as such is not subject to any martial or homestead interest.

This is property more commonly known as 939 Southside Place, Nashville, TN 37203.

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 23rd day of May, 2023.

Brian Keating Rendon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of May, 2023, before me personally appeared Brian Keating Rendon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of May, 2023.

Notary Signature
My commission expires: 10/10/26

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

I, Emily Prophet, 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 5-23-23 (date of document).

Affiant Signature

5-30-2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30th day of May, 2023. EP

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

RICHELLE B. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JUNE 21, 2025