# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1009855 DEEDWARR
06/01/2023 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20230601-0041267

G-URE-23-2330

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00.

Taylor Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGG W. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2025
WILSON COUNTY

**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) |
|---|---|---|
| **Jody Lautigar** | Summit Funding | |
| (NAME) | (NAME) | |
| **2330 Patrick Avenue** | 2135 Butano Drive Ste 150 | **044-09-0B-057.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Old Hickory, TN 37138** | Sacramento, CA 95825 | |
| (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, **BRENDEN HOLBROOK, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JODY LAUTIGAR,** 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:

Land in Davidson County, Tennessee, being Unit No. 57, Phase I, on the Plan of Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Rowhouses at Robinson Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037385 and amended in Instrument No. 20190627-0062402, and in Instrument No. 20200116-0005698, and in Instrument No. 20201203-0140753, in Instrument No. 20210224-0022939 and on Instrument No. 20210825-0115036, and Attorney's Certificate of record in Instrument No. 20200406-0036201, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road, shown on Exhibits "C1" and "C2" to the Fourth Amendment to the Declarations of record in Instrument No. 20190627-0062402, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Brenden Holbrook, a single man by Warranty deed from Craighead Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20210505-0060069 Register's Office for Davidson County, Tennessee, dated April 27, 2021 and recorded on May 5, 2021.

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190423-0037385, amended in Instrument No. 20190627-0062402, amended in Instrument No. 20200116-005698 and Attorney's Certification in Instrument No. 20200406-0036201, Third Amendment in Instrument No. 20201203-0140753, Fourth Amendment in Instrument No. 20210224-0022939 and Fifth Amendment in Instrument No. 20210825-0115036, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association of record in Instrument Number 20200206-0014175, in the Register's Office for Davidson County, Tennessee.
- Easement for Highway Purposes of record in Book 4377, Page 391, in the Register's Office for Davidson County, Tennessee.
- Notice of Land Use Restrictions of record in Instrument Number 20091002-0091659 and Instrument No. 20091002-0091660, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument Number 20011010-0110524, Instrument No. 20011010-0110526, Instrument No. 20011010-0110528 and Instrument No. 20190604-0053339, in the Register's Office for Davidson County, Tennessee.
- Easement for Water Mains and Appurtenances of record in Book 11008, Page 297 and Book 11008, Page 302, in the Register's Office for Davidson County, Tennessee.

- Easement Agreement for Roadway, Access and other purposes of record in Book 8421, Page 436, in the Register's Office for Davidson County, Tennessee.
- Contract for Conveyance and Non-Exclusive Easement of record in Book 5861, Page 693, in the Register's Office for Davidson County, Tennessee.
- Easements, Conditions and Reservations of record in Book 6274, Page 436 and Book 6392, Page 453, in the Register's Office for Davidson County, Tennessee.
- Water Easement to Rayon City of record in Book 5861, Page 693, in the Register's Office for Davidson County, Tennessee.
- Subject to 50 foot Tennessee Natural Gas Transmission Line across the premises and controlled access area along a portion of Robinson Road and Industrial Drive of record in Plat Book 6200, Page 73, as partially abandoned in Instrument No. 20020923-0115686 and Instrument No. 20020923-0115687, in the Register's Office for Davidson County, Tennessee.
- Dedication of Public Right of Way of record in Instrument Number 20190723-0071867, in the Register's Office for Davidson County, Tennessee.
- Restriction for Storm Water Facilities and Systems of record in Instrument Number 20190315-0023882, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2330 Patrick Avenue, Old Hickory, Tennessee 37138**.

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 30 DAY OF MAY, 2023.

Brenden Holbrook

Brenden Holbrook

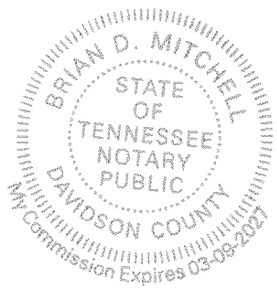
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDEN HOLBROOK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of May, 2023.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)




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

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 5/30/23.

Date

Celia Stewart-Rouse

Affiant Signature

5/30/23

Date

State of Tennessee

County of Wilson

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

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY