This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20911-AP

Karen Johnson Davidson County
Batch# 1017534 DEEDWARR
06/21/2023 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20230621-0047141

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $740,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of June, 2023.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eric Ferentz 324 Hanover Dr. Costa Mesa, CA 92626	Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI 48226-1906	071-14-0Y-001-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **YCB Investments LLC, a Delaware Limited Liability Company (erroneously referenced as a Florida limited liability company on prior Deed)**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Eric Ferentz, a married man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING certain private element unit situated in Davidson County, Tennessee, and being further known as Unit A, together with the appurtenant common elements of Homes at 119 Elmhurst, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restriction for Homes at 119 Elmhurst, a horizontal property regime with private elements, of record in Instrument No. 20180612-0056130, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 119 Elmhurst provided in said Declaration, together with the By-Laws appended thereto, the Site Plan attached as exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Units.

Being the same property conveyed to YCB Investments, a Florida Limited Liability Company by Warranty Deed from Momo Real Estate Investment, Inc., a Tennessee corporation, dated August 12, 2021, recorded August 18, 2021, of record in Instrument No. 20210818-0111733, Register's Office for Davidson County, Tennessee. * YCB Investments, LLC is a Delaware limited liability company. The reference to a Florida limited liability company on prior deed was erroneous.

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This is improved property located at: **119 A Elmhurst Avenue, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of June, 2023.

GRANTOR:

YCB Investments LLC,
a Delaware Limited Liability Company

By: _____
Brent Laffey, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brent Laffey, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Manager of YCB Investments LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **19**th day of June, 2023.

_____
Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202306210047141

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 6-19-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 6-20-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st **day of** June **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

