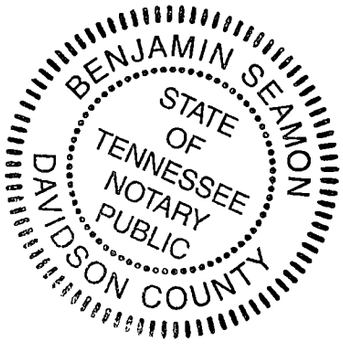


STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $755,000 00

Affiant

Subscribed and sworn to before me, this 16 day of June, 2023.

Notary Public
My commission expires 9-7-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 1020618 **DEEDWARR**
06/29/2023 09 59 27 AM 3 pgs
Fees $18.00 Taxes $2,793 50

20230629-0049642

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers:
Kaley Barber **Tyler Bevel**	New Owner	**106090G00200CO**
1902 B Hutton Dr		
Nashville, TN 37210		

FOR AND IN 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 ACKNOWLEDGE, WE,

This is Us, LLC, Series 2, a Wyoming Series Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kaley Barber and Tyler Bevel

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

A certain townhome located in Davidson County, Tennessee, being Unit No. B, of Nineteen-Two Hutton Drive, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under Declaration of Covenants, Conditions, and Restrictions for Nineteen-Two Hutton Drive, of record in Instrument No. 20220907-0100394, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on ExhibitB to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being a portion of the same property conveyed to This Is Us, LLC, Series 2, by Warranty Deed from Leslie Marie Van Hooser Sperrazza, as Executrix of the Estate of Suzanne Cecil Van Hooser, and Beverly Gordon Van Hooser, Jr, Mary Leanne Van Hooser Oldham, Laura Elizabeth Van Hooser Overton and Leslie Marie Van Hooser Sperrazza, as devisees under the Last Will and Testament of Suzanne Cecil Van Hooser, dated July 18, 2022, of record in Instrument No. 20220725-0084819, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee

This is improved (X) unimproved (_____) property known as 1902 B Hutton Dr, Nashville, TN 37210.

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 in 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

_____ Date: 6/16/2023

This is Us, LLC, Series 2, a Wyoming Series Limited Liability Company
By: David Benoit
It's: Manager

GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN

COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **David Benoit** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Manager of This is Us, LLC, Series 2, a Wyoming Series Limited Liability Company and that they are authorized by This is Us, LLC, Series 2, a Wyoming Series Limited Liability Company to execute this instrument on its behalf.

Witness my hand, at office, this 16 day of June, 2023.

_____
NOTARY PUBLIC

My Commission Expires 11/17/24

Certificate of Authenticity

I, Katie Smith, 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 6/16/23.
Date

Affiant Signature

6/16/23
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 16 day of June, 2023

Notary's Signature
My Commission Expires: 11-7-24

Notary's Seal (if on paper)

