Karen Johnson Davidson County
Batch# 1027210 DEEDWARR
07/18/2023 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20230718-0055105

Warranty Deed

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $660,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of July, 2023.

Katherine Warren
Notary Public

My commission expires: 3/22/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kyle T. Hume	New	083-03-1J-001.00-CO
2101 Creighton Avenue	Owner	
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRUCE A. ROSENFIELD, CO-TRUSTEE OF THE BENJAMIN D. FOWLER TRUST DATED APRIL 10, 2017**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KYLE T. HUME, AN UNMARRIED PERSON**, 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:

Land in Davidson County. Tennessee, being Unit A of 2101 and 2103 Creighton Avenue Residences, described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20161103-0116441, Registers Office for said County, 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, the plat attached as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Registers Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Cameron H. Fowler and Bruce A. Rosenfield, Trustees of the Benjamin D. Fowler Trust Dated April 10, 2017 by Warranty deed from Garafola Properties, LLC of record in Instrument No. 20170522-0050427 Register's Office for Davidson County, Tennessee, dated May 18, 2017 and recorded on May 22, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2101 Creighton Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of July, 2023.

The Benjamin D. Fowler Trust dated April 10, 2017

By: Bruce A. Rosenfield
Bruce A. Rosenfield, Co-Trustee

~~STATE~~ Commonwealth of Pennsylvania
~~COUNTY~~ OF Philadelphia
~~COUNTY OF~~

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bruce A. Rosenfield, Co-Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Co-Trustee of The Benjamin D. Fowler Trust dated April 10, 2017, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 11 day of July, 2023.

Carolyn A. McCarthy
Notary Public

My Commission Expires: 8/19/25

Commonwealth of Pennsylvania - Notary Seal
CAROLYN A. McCARTHY, Notary Public
Philadelphia County
My Commission Expires August 19, 2025
Commission Number 1214469

Commonwealth of Pennsylvania - Notary Seal
CAROLYN A. McCARTHY, Notary Public
Philadelphia County
My Commission Expires August 19, 2025
Commission Number 1214469

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 **July 13, 2023** (date of document).

Jennifer L. Pennell

July 13, 2023

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **13** day of **July**, 2023.

Notary's Signature

My Commission Expires: _____

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

Notary's Seal