Karen Johnson Davidson County
Batch# 1032288 DEEDWARR
07/31/2023 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $987.90
20230731-0058600

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $267,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 07/21/2023. NOTARY PUBLIC MY COMMISSION EXPIRES

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3776

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
The Southern Alliance for People & Animal Welfare	NEW OWNER	034-10-0-129.00
P.O. BOX 23535		And 034-10-0-130.00
Nashville, TN 37202		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Urban Dwell Homes, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Southern Alliance for People & Animal Welfare – SAFPAW, a Tennessee nonprofit corporation
HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No 21 on the Map of Edenwold Center Subdivision as shown on plat of record in Plat Book 421, Page 128, 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 a portion of the same property conveyed to David Shearon, married by Warranty deed from John P. Bailey and wife, Joyce D. Bailey of record in Instrument No. 20060901-0108590 Register's Office for Davidson County, Tennessee, dated August 29, 2006 and recorded on September 01, 2006.

Being a portion of the same property conveyed to Jonathan David Shearon, a single man by Warranty deed from David Shearon of record in Instrument No. 20200925-0110639 Register's Office for Davidson County, Tennessee, dated September 22, 2020 and recorded on September 25, 2020.

Being a portion of the same property conveyed to Chris Wright, single by Warranty deed from Jonathan David Shearon, married of record in Instrument No. 20230109-0001559 Register's Office for Davidson County, Tennessee, dated January 05, 2023 and recorded on January 09, 2023.

Being a portion of the same property conveyed to Chris Wright, single by Quitclaim deed from Chris Wright, single of record in Instrument No. 20230109-0001561 Register's Office for Davidson County, Tennessee, dated January 05, 2023 and recorded on January 09, 2023.

Being a portion of the same property conveyed to Chris Wright, single by Quitclaim deed from Chris Wright, single of record in Instrument No. 20230209-0009497 Register's Office for Davidson County, Tennessee, dated February 08, 2023 and recorded on February 09, 2023.

Being a portion of the same property conveyed to Urban Dwell Homes, LLC, a Tennessee limited liability company by Warranty deed from Chris Wright, single of record in Instrument No. 20230421-0029498 Register's Office for Davidson County, Tennessee, dated April 19, 2023 and recorded on April 21, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1326 and 1328 Plum Street Nashville, TN 37115

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 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.

Witness my hand on July 21, 2023.

Urban Dwell Homes, LLC, a Tennessee Limited Liability Company

By: _____
Brandon Rumbley, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Brandon Rumbley, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent (or other officer authorized to execute the instrument) of Urban Dwell Homes, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Agent executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this July 21, 2023.

_____
Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2023-3776

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 28, 2023 (date of document).

Affiant Signature

July 28, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 28th day of July, 2023

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023