Karen Johnson Davidson County
Batch# 1046824 DEEDWARR
09/07/2023 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20230907-0070106

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $600,000.00

Sarah Haslewood
Affiant

Subscribed and sworn to before me, this 30th day of August, 2023.

Kristian Booth
Notary Public
My commission expires:
9-2-24

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alexa Tietgens **Alec Dumke**	Wesley Mortgage, LLC	**09207001100**
2202 Hermosa St	5009 Carothers Pkwy.	
Nashville, TN 37208	Franklin, TN 37067	

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,

Revision Homes, LLC

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

Alec Dumke, unmarried, and Alexa Tietgens, unmarried, as joint tenants with rights of survivorship

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:

Land in Davidson County, Tennessee, being the Westerly 45 feet of the East 93 feet of the South 162 1/2 feet of Lot No. 4, Plan of the Subdivision of Lot No. 4, Elizabeth Harding Lytle Tract, of record in Minute Book 25, Page 453, Chancery Court for Nashville, being more particularly described, as follows:

Beginning at a point in the Northerly margin of Hermosa Street, said point being 48 feet East of the common corner of Lot No. 4 and Lot No. 5 on said plan; ;thence Northerly along the line between said lots 162.5 feet to an alley; thence Easterly along said alley 45 feet to a point; thence Southerly 162.5 feet to the Northerly margin of Hermosa Street; thence Westerly along said margin of said street 45 feet to the point of beginning.

Being the same property conveyed to Revision Homes, LLC, by Quitclaim Deed from Home Network Partners, Inc., dated February 4, 2022, of record in Instrument No. 20220207-0013955, as corrected by Corrected Quitclaim Deed of record in Instrument No. 20220517-0056508, 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 2202 Hermosa St, Nashville, TN 37208.

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.

Revision Homes, LLC

Date: 8/30/23

BY: Dan Silverman, Member

STATE OF Tennessee

COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Dan Silverman 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 Member of Revision Homes, LLC and that he is authorized by Revision Homes, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 30 day of August, 2023.

NOTARY PUBLIC

My Commission Expires: 7/20/27

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 7-20-27

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 August 30, 2023 (date of document).

Affiant Signature

September 7, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 7th day of September, 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