WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $727,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 4-19-2027
(AFFIX SEAL)

CINDY PERSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

BS-HBG-23-2216

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer R. Oswald	Rocket Mortgage, LLC	
(NAME) **2216 Summit Avenue**	(NAME) 1050 Woodward Avenue	**070-09-3D-001.00CO**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS) Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **CURTIS STREET SPV, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER R. OSWALD, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Alpine & Summit Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20211207-0162372, 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 part of the same property conveyed to Beech Creek Missionary Baptist Church by Warranty Deed from James F. Taylor, Joan M. King, David B. Taylor, Theresa A. King, Patrick J. Taylor, Margaret E. Word, Mary C. Taylor, Francis D. Baltz, Jr., Deborah C. Nicholson, Thomas A. Baltz, Elizabeth Baltz, Catherine Baltz Corbitt, Vincent M. Harrigan, Kathleen A. Spicer, Babette M. Harrigan, Michael Wayne Harrigan, Charla Kay Harrigan Gaar, Loretta M. Baltz, Velma Lynn Baltz, Alfred Baltz, Jr., Christine D. Baltz, Jacqueline Diane Baltz Sullenbarger, and Matthew S. Baltz of record in Instrument No. 20180627-0061993 Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on June 27, 2018.

Being the same property conveyed to Curtis Street SPV, LLC, a Tennessee limited liability company by Warranty Deed from Beech Creek Missionary Baptist Church, dated February 23, 2022 and recorded February 25, 2022 in Instrument No. 20220225-0021781, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2216 Summit Avenue, Nashville, Tennessee 37218.**

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 1054952 DEEDWARR
09/28/2023 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,690.64
20230928-0076130

Witness my/our hand(s) this the 27th DAY OF SEPTEMBER, 2023.

Curtis Street SPV, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of CURTIS STREET SPV, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of September, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/03/2027
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

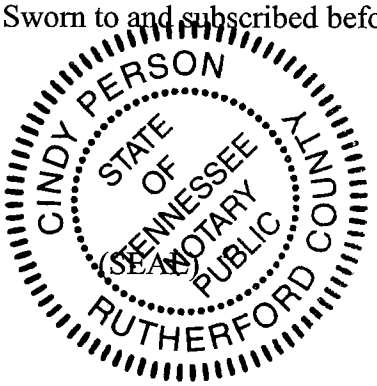
I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9-27-2023.

Affiant Signature

9/28/2023
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 28 day of September, 2023.



(SEAL)

Notary Public

My Commission Expires: 4-19-2027

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