WARRANTY DEED

Karen Johnson Davidson County
Batch# 1063438 DEEDWARR
10/20/2023 01:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,582.60
20231020-0082523

LR-SC-23-2411B

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $698,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/23/2025
(AFFIX SEAL)

Crystal Johnson Notary Public State of Tennessee Sumner County

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)
Winslow Wyatt Davis and Danielle Rose Frank	JPMorgan Chase Bank	
(NAME)	(NAME)	
2411 B N 16th St	700 Kansas Lane	**072-14-0D-002.01CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Monroe, LA 71203	
(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, **SUBURBAN COWBOYS, 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 **WINSLOW WYATT DAVIS, AN UNMARRIED PERSON AND DANIELLE ROSE FRANK, AN UNMARRIED PERSON,** 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 B of Twentyfoureleven North Sixteenth Street, Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions for Twentyfoureleven North Sixteenth Street, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20220707-0078420, in the Register' s Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Suburban Cowboys, LLC, a Tennessee limited liability company by Warranty Deed from Sharon G. Billingsley and Todd M. Green, wife and husband of record at Instrument Number 20220623-0071946, Register's Office for Davidson County, Tennessee, dated June 21, 2022 and recorded on June 23, 2022.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 43, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20220707-0078420, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20230608-0043696 in the Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument Number 20220720-0083305, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2411 B N 16th St, Nashville, Tennessee 37206**.

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.

Witness my/our hand(s) this the 19th DAY OF OCTOBER, 2023.

Suburban Cowboys, LLC

BY:_____
Sean Kelly
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN KELLY, 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 MEMBER of SUBURBAN COWBOYS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of October, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 10/19/2023 (date of document).

Affiant Signature

10/20/2023
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 20 day of Oct., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County