WARRANTY DEED

Karen Johnson Davidson County
Batch# 1075466 DEEDWARR
11/27/2023 02:53:51 PM 2 pgs
Fees: $13.00 Taxes: $3,117.25

20231127-0091518

G-P-23-536

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $842,501.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

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)
Victor Evans and Crystal Evans	SWBC Mortgage Corp.	
(NAME) **536 Scholarship Drive**	(NAME) 9311 San Pedro #100	**090-16-1C-002.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) San Antonio, TX 78216	
(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, **JASON FELLER AND EMILY FELLER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VICTOR EVANS AND CRYSTAL EVANS, HUSBAND AND WIFE,** 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 located in Davidson County, Tennessee, and being known and designated as all of Unit No. B, as established by Declaration of Covenants, Conditions, and Restrictions for Fivethirtysix Scholarship Drive , a Horizontal Property Regime with Private Elements, of record in Instrument No. 20221123-0123985, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B," to which declaration specific reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of Fivethirtysix Scholarship Drive, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20221123- 0123985 amended in Instrument No. 20230531-0040849, and Bylaws appended thereto as Exhibit "C", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a pail hereof of the same as though copied herein for a more complete identification and description of said units.

Being the same property conveyed to Jason Feller and Emily Feller, husband and wife by Warranty deed from Hidden Trail Properties LLC, a Tennessee limited liability Company of record as Instrument Number 20230228-0013974, Register's Office for Davidson County, Tennessee, dated February 24, 2023 and recorded on February 28, 2023.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- The Plan, with Owner's Certificate, of record in Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Fivethirtysix Scholarship Drive of record in Instrument No. 20221123-0123985 amended in Instrument No. 20230531-0040849, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description.
- Charter of record in Instrument Number 20221213-0129205, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill filed November 17, 2023 of record in Instrument No. 20231117-0089784, 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: **536 Scholarship Drive, Nashville, Tennessee 37209**.

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 21st DAY OF NOVEMBER, 2023.

Jason Feller

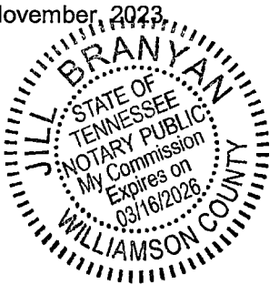
Emily Feller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON FELLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of November, 2023.

Notary Public
My Commission Expires: 03/16-26
(SEAL)

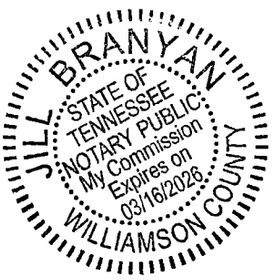


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY FELLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of November, 2023.

Notary Public
My Commission Expires: 03/16-26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212