Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-4005

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of November, 2023

Notary Public

Commission Expires: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

Karen Johnson Davidson County
Batch# 1076995 DEEDWARR
11/30/2023 03:17:30 PM 4 pgs
Fees: $23.00 Taxes: $1,776.00
20231130-0092631

Address of New Owner	Send Tax Bills To:	Map & Parcel
Blake Branum 1624 B Northview Avenue Nashville, TN 37216	Rocket Mortgage, LLC 1050 Woodward Ave Detroit, MI 48226-1906	072-10-4N-002.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

April Lynn Busch and Chetan Shetty, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Blake Branum, a single man

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:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Homes at 1624 Northview Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1624 Northview Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190913-0092699, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to April Lynn Busch and Chetan Shetty, a married couple, by Warranty Deed from Mesa Verde Assets, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20221212-0128831, in the Register's Office of Davidson County, Tennessee, dated December 08, 2022 and recorded on December 12, 2022, as corrected by Corrective Reciprocal Quitclaim Deed of record in Instrument No. 20231116-0089370, in said Register's Office, dated November 13, 2023 and recorded on November 16, 2023.

Being part of the same property conveyed to Mesa Verde Assets, LLC, by Warranty Deed from Charles E. Robinson and Gwendolyn W. Robinson, As Trustees of the Charles E. and Gwendolyn W. Robinson Revocable Living Trust, dated November 13, 2014, of record in Instrument No. 20190329-0028748, in the Register's Office of Davidson County, Tennessee, dated March 27, 2019 and recorded on March 29, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1624 B Northview Avenue, Nashville, TN 37216

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 so 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 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 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.

Dated this the 28th day of November, 2023.

April Lynn Busch

April Lynn Busch

Chetan Shetty

Chetan Shetty

STATE OF Texas
COUNTY OF Bell

RR On this 28th day of November, 2023, before me personally appeared April Lynn Busch and ~~Chetan Shetty,~~ XXXXXXXXXXXXX to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of November, 2023.

Rashid Rauf

Notary Signature
My commission expires: 09/27/2025

NOTARY PUBLIC STATE OF TEXAS
RASHID RAUF
ID NUMBER
133354378
COMMISSION EXPIRES
September 27, 2025

Notarized online using audio-video communication

7938299

Commonwealth of Virginia

County of Hampton

COMMONWEALTH OF VIRGINIA N ELECTRONIC NOTARY PUBLIC
Dalarrian Featherston
REGISTRATION NUMBER
7938299
COMMISSION EXPIRES
March 31, 2025

My commission expires: 03/31/2025

Notarized online using audio-video communication

The foregoing instrument was acknowledged before me on 11/28/2023 by Chetan Shetty.

Dalarrian Featherston
Electronic Notary Public

Chetan Shetty

Chetan Shetty

STATE OF Virginia
COUNTY OF Hampton

On this 28th day of November, 2023, before me personally appeared Chetan Shetty, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of November, 2023.

Notary Signature
My commission expires: 03/31/2025

7938299

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Dalarrian Featherston

REGISTRATION NUMBER
7938299
COMMISSION EXPIRES
March 31, 2025

Notarized online using audio-video communication

True Copy Certification

I, **Pam Autry,** 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 this the 28th day of November, 2023.

Affiant Signature

Date 11/28/23

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: _____