WARRANTY DEED

Karen Johnson
Batch # 1080437
12/11/2023 10:04:00 AM
Fees: $13.00 Taxes: $2,127.13

20231211-0095213

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $574,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Brandon L. Boyd and Jana Ulrich	**Primary Residential Mortgage, Inc.**	
(NAME) **5841 Leslie Ave**	(NAME) **1480 North 2200 West**	**091-10-0W-003.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Salt Lake City, UT 84116**	
(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, **LESLIE AVENUE, GP, A TENNESSEE PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRANDON L. BOYD AND JANA ULRICH, 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 in Davidson County, Tennessee, being Unit No. 3 on the Plan of Leslie Avenue Residences, shown on Exhibit "C" of Leslie Avenue Residences, of record in Instrument No. 20190212-0013196, as amended in Instrument No. 20190627-0062465, Instrument No. 20201029-0125892, Instrument No. 20210405-0044449, and Instrument No. 20210809-0106664, 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 a portion of the same property conveyed to Leslie Avenue, GP, by Warranty Deed from Mary Jane Hulan of record in Instrument No. 20141117-0105804 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 17, 2014.

Being a portion of the same property conveyed to Leslie Avenue, GP, by Quitclaim Deed from Leslie Avenue, GP, of record in Instrument No. 20181228-0125834 Register's Office for Davidson County, Tennessee, dated December 26, 2018 and recorded on December 28, 2018.

This conveyance is subject to:
- Taxes for the year 2023, and subsequent years.
- Subject to all matters shown on the Plan of record in Book 332, Page 41, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20190212-0013196, amended in Instrument Number 20190627-0062465, and amended in Instrument No. 20201029-0125892, Instrument No. 20210405-0044449, and Instrument No. 20210809-0106664, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument No. 20190214-0013748, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20190723-0072296 and 20230712-0053290, in the Register's Office for Davidson County, Tennessee.
- Any and all matters as being set out in Warranty Deed of record in 20141117-0105804 including but not limited to restrictions, easements, covenants, reservations, and exceptions in the aforesaid Registers office, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5841 Leslie Ave, 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 7th DAY OF DECEMBER, 2023.

Leslie Avenue, GP, a Tennessee partnership

BY:
D&J Properties of Tennessee, LLC, a Tennessee limited liability company, Partner

Jeff Gaw, Member

BY:
Magi Group, LLC, a Tennessee limited liability company, Partner

Sean Lewis, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 7th day of December, 2023, before me personally appeared Jeff Gaw, to me known (or proved to me oon the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Authorized Agent of D & J Properties of Tennessee, LLC, Partner of LESLIE AVENUE, GP, the within named bargainor, a partnership, and that he as such Authorized Agent of D & J Properties of Tennessee, LLC, partner of LESLIE AVENUE, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 7th day of December, 2023.

Notary Public
My Commission Expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 7th day of December, 2023, before me personally appeared Sean Lewis, to me known (or proved to me oon the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Authorized Agent of Magi Group LLC, Partner of LESLIE AVENUE, GP, the within named bargainor, a partnership, and that he as such Authorized Agent of Magi Group, LLC, partner ofLESLIE AVENUE, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 7th day of December, 2023.

Notary Public
My Commission Expires:

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