This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $850,000.00.

Affiant

Subscribed and sworn before me this the 8 day of January, 2024.

Notary Public
My commission expires:

Karen Johnson Davidson County
Batch# 1089672 DEEDWARR
01/09/2024 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20240109-0001712

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kyle Mauch and Cavanaugh Stubbs Beougher 2604 A Airpark Dr. Nashville, TN 37026	US Bank CIC Retail EP-MN-X3CI 9380 Excelsior Blvd., 3rd Floor Hopkins, MN 55343	084-01-0P 001.00- CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, 21FIVE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey KYLE MAUCH, AN UNMARRIED PERSON, AND CAVANAUGH STUBBS BEOUGHER, AN UNMARRIED PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of Homes at 2604 Airpark Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 2604 Airpark Drive, a Horizontal Property Regime, of record in Instrument No. 20230202-0007691, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to 21Five Homes, LLC, a Tennessee Limited Liability Company, by deed dated 01/31/2023, from Wanda Faye Barrett, an unmarried woman, of record in Instrument No. 20230202-0007690, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2604 A Airpark Dr., Nashville, TN 37026.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 5th day of January, 2024.

21Five Homes, LLC

BY: _____, member
Aaron Noffsinger, Member

BY: _____, member
Tyler Rygmyr, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Aaron Noffsinger, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, 21Five Homes, LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of 21Five Homes, LLC by the said Aaron Noffsinger as such MEMBER. Witness my hand and official seal this 5th day of January, 2024.

My commission expires:

9-7-26

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tyler Rygmyr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, 21Five Homes, LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of 21Five Homes, LLC by the said Tyler Rygmyr as such MEMBER. Witness my hand and official seal this 5th day of January, 2024.

My commission expires:

9-7-26

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

True Copy Certification

I, **Tonya Cherry,** 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 5 day of January, 2024.

Affiant Signature
Date 1-5-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of January, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

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