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 Williamson

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

Affiant

Subscribed and sworn before me this the 9 day of February, 2024.

Notary Public
My commission expires: 9/21/26

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson
Batch # 1100029
02/12/2024 09:29:39 AM
Fees: $13.00 Taxes: $3,145.00

Davidson County
DEEDWARR
2 pgs

20240212-0009503

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jeffrey Venable 2604B Airpark Dr. Nashville, TN 37206	CapStar Bank 2002 Richard Jones Rd, Ste A300 Nashville, TN 37215	084-01-0P 002.00

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, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JEFFREY VENABLE AND ALEXANDREA VENABLE, 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:

Land in Davidson County, Tennessee, being Unit No. B of Homes at 2604 Airpark Drive, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20230202-0007691, Register's Office for said County, and being shown on plan attached thereto as Exhibit "A", to which plan reference is hereby made for a more complete description.

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.

Also being a portion of the same property conveyed to Wanda Faye Barrett, unmarried, by deed dated 01/13/2022, from William Jay Barrett, unmarried, of record in Instrument No. 20230113-0003107, Register's Office for said County.

Also being a portion of the same property conveyed to Wanda Faye Barrett and William Jay Barrett, both unmarried, by deed dated 08/27/1997, from William G. Hughes, married, of record in Book 10586, page 360, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2604B Airpark Dr., Nashville, TN 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 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 9th day of February, 2024.

21Five Homes, LLC

BY: _____
Aaron Noffsinger, Member

BY: TyA.R, 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 Noffsigner as such MEMBER.

Witness my hand and official seal this 9th day of February, 2024.

My commission expires:
9-7-26

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 9th day of February, 2024.

My commission expires:
9-7-26

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY