THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240246863

Karen Johnson
Batch # 1114523
03/25/2024 10:10:27 AM
Fees: $13.00 Taxes: $1,535.50
Davidson County
DEEDWARR
2 pgs
20240325-0020399

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $415,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of March, 2024.

Notary Public
My Commission Expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kelsey Addison Fusch and Adam Niehl 710 Bixler Avenue Madison TN 37115	New Owner	Tax Parcel ID No. 043 05 0 106.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Breezy Flips, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelsey Addison Fusch, unmarried and Adam Niehl, unmarried, as joint tenants with rights of survivorship,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10, Block A on the Plan of Cedarcrest Estates, as of record in Plat Book 974, Page 15, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Said Lot No. 10 fronts 101 feet on the Easterly side of Bixler Avenue and runs back between parallel lines, 191.5 feet to a deed line.

Being the same property conveyed to Breezy Flips, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Matthew Eden, an unmarried man, of record in Instrument No. 20221019-0114053, in the Register's Office of Davidson County, Tennessee, dated October 18, 2022 and recorded on October 19, 2022. Also see Affidavit of Scrivener's Error of record in Instrument No. 20221215-0129887, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cedarcrest Estates, as recorded in Plat Book 974, Page(s) 15.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1038, Page 437; Book 1055, Page 40; Book 1172, Page 168; Book 1174, Page 474; Book 1194, Page 47; Book 1194, Page 673 and Book 1286, Page 444.

This is improved property located at 710 Bixler Avenue Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of March, 2024.

Breezy Flips, LLC

Jack Von Kleeck, Sole Member

By: Jack Von Kleeck, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Jack Von Kleeck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Breezy Flips, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her above-stated capacity.

Witness my hand, at office, this 21st day of March, 2024.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024