WARRANTY DEED

Karen Johnson Davidson County
Batch# 1115165 DEEDWARR
03/26/2024 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20240326-0020895

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $495,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/25/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-21-26

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-3246

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Hope Ucciardi	**Movement Mortgage, LLC**	072-11-2W-002.00-CO
2409B Branch Street	8024 Calvin Hall Road	
Nashville, TN 37216	Indian Land, SC 29707	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Urban Dwell Homes LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hope Ucciardi, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B on the Plan attached to the Declaration Establishing a Horizontal Property Regime for The Townhomes at 2409 Branch Street, of record in Instrument No. 20221103-0118694, 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 Urban Dwell Homes, GP by Warranty deed from Tommy Washington of record in Instrument No. 20221102-0118192 Register's Office for Davidson County, Tennessee, dated October 31, 2022 and recorded on November 2, 2022.

Being the same property conveyed to Urban Dwell Homes LLC, a Tennessee limited liability company by Quitclaim Deed from Urban Dwell Homes GP, a Tennessee general partnership of record in Instrument No. 20230224-0013293 Register's Office for Davidson County, Tennessee, dated February 23, 2023 and recorded on February 24, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2409B Branch Street 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on March 25, 2024}.

Urban Dwell Homes LLC, a Tennessee Limited Liability Company

By: _____
J. Carlton Drumwright, Authorized Agent

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent (or other officer authorized to execute the instrument) of Urban Dwell Homes, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Agent executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this March 25, 2024.

_____
Notary Public

My Commission Expires: 1/23/28

CRISTA A. CHOGHI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2024-3246

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 25, 2024.

J. Carlton Drumwright

March 25, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 25, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY