WARRANTY DEED

Karen Johnson Davidson County
Batch# 1121703 DEEDWARR
04/11/2024 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $3,185.70
20240411-0025816

DELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
COMM. EXPIRES DEC 19, 2025

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $861,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shepley Walker Heard	Luminate Home Loans	091-13-1X-001.00-CO
(NAME)	(NAME)	
6330A Columbia Avenue	2523 S. Wayzata Blvd., Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Minneapolis, MN 55405	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Columbia Partners,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Shepley Heard, unmarried man,** hereinafter called the GRANTEES, 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 A on the Plan of Columbia Brownstones as established by declaration of Covenants, Conditions and Restrictions of Columbia Brownstones, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210923-0128207, in the Register's office for Davidson County, Tennessee, including without limitations the By-Laws appended thereto. Reference is hereby made to the plan of Columbia Brownstones, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20210923-0128207, Register's Office for Davidson County, Tennessee for a more complete identification and description of said Unit.

Being part of the same property conveyed to Columbia Partners, by deed of record in Instrument NO. , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 6330A Columbia Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 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 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/our hands this 9th day of April, 2024.

Columbia Partners, a Tennessee Partnership

By: PARTNER
Adam J Epstein, Partner

State of Tennessee
County of Davidson
Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Adam J Epstein with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Partner of Columbia Partners, a Tennessee Partnership and that he as such Partner executed the foregoing instrument for the purposes therein contained, by signing the name of Columbia Partners, a Tennessee partnership by himself as Partner.

WITNESS my hand and seal this 9th day of April, 2024.

Notary Public
My Commission Expires: 12-16-2025
File No.: 17167

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Adde Dilworth, 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

April 9, 2024.

Date

Affiant Signature

April 9, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **9** day of **April**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025