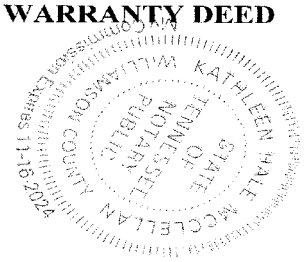
Karen Johnson Davidson County
Batch# 1123752 DEEDWARR
04/17/2024 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20240417-0027251

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF April, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sydney Leer	NEW OWNER	
(NAME)	(NAME)	
636B Westboro Dr.		090 12 4C 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SELECT HOME SOLUTIONS GROUP, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SYDNEY LEER, A SINGLE WOMAN,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 636 Westboro Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 636 Westboro Drive, a Horizontal Property Regime, of record in Instrument No. 20190911-0092089, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Select Home Solutions Group, LLC, a Mississippi Limited Liability Company, by Quitclaim Deed from Select Property Grouping, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20240311-0016594, in the Register's Office of Davidson County, Tennessee, dated March 08, 2024 and recorded on March 11, 2024.

Being Part of the same property conveyed to Select Property Grouping, LLC, a Delaware Limited Liability Company, by Quitclaim Deed from Select Home Solutions Group, LLC, a Mississippi Limited Liability Company, of record in Instrument No. 20230929-0076520, in the Register's Office of Davidson County, Tennessee, dated September 28, 2023 and recorded on September 29, 2023.

Being the same property conveyed to Select Home Solutions Group, LLC, a Mississippi Limited Liability Company, by Quitclaim Deed from Benjamin A. Johnson, Married, of record in Instrument No. 20210112-0005291, in the Register's Office of Davidson County, Tennessee, dated January 11, 2021 and recorded on January 12, 2021. Also see Scrivener's Affidavit recorded in Instrument No. 20210122-0009827, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

MO2024-391

unimproved
This is improved x property, known as 636B Westboro Dr., 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 hand this 1st day of April, 2024

SELECT HOME SOLUTIONS GROUP, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY

BY: _____

HAL S. MULLINS, MANAGING MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Hal S. Mullins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be managing member of Select Home Solutions Group, LLC, a Mississippi limited liability company, the within named bargainor, a limited liability company and that he as such a Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as managing member.

Witness my hand and official seal this 1st day of April, 2024.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public

MO2024-391

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 4/16/2024.

Date

Affiant Signature

4/16/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of April, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

