# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1166402 DEEDWARR
08/05/2024 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,904.13
20240805-0059463

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $784,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/02/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-11909-NASH

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>**If left blank please use the address of the new owner** | MAP-PARCEL |
|---|---|---|
| **Jessica Steddom and Jonathan Soderholm** | **Legacy Home Loans, LLC DBA Steadfast Mortgage** | 128-07-0D-002.00-CO |
| 7720 Sawyer Brown Road | 1036 Stearman Dr., Suite 6 | |
| Nashville, TN 37221 | White House, TN 37188 | |

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

**Jessica Steddom and Jonathan Soderholm, wife and husband**

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Townhomes at 7720 Sawyer Brown, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Townhomes at 7720 Sawyer Brown, a Horizontal Property Regime, of record in Instrument No. 20220218-0019455, and First Amendment of record in Instrument No. 20220804-0089031, 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 a portion of the same property conveyed to Urban Dwell Homes, GP, a Tennessee General Partnership by Warranty Deed from Michelle Fairbanks, Trustee of the Michelle Fairbanks Living Trust dated November 07, 2019 of record in Instrument No. August 27, 2021 Register's Office for Davidson County, Tennessee, dated September 08, 2021 and recorded on 20210908-0120104.

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. 20220830-0097830 Register's Office for Davidson County, Tennessee, dated August 26, 2022 and recorded on August 30, 2022.

Affidavit of Scrivener's Error record in March 21, 2024 in Instrument No. 20240321-0019663.

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 7720 Sawyer Brown Road Nashville, TN 37221

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 August 2, 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 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 August 2, 2024.

_____
Notary Public

My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**File #: 2024-11909-NASH**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**278 Franklin Road, Suite 160**

**Brentwood, TN 37027**

**True Copy Certification**

I, **Tammy Carney,** 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 this the 2nd day of August, 2024.

Tammy Carney
Affiant Signature
Date 8/2/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of August, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

