Karen Johnson Davidson County
Batch# 1187323 DEEDWARR
09/27/2024 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.13
20240927-0075204

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $464,900.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 09/26/2024. NOTARY PUBLIC MY COMMISSION EXPIRES 11/7/26

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-10670-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Heather Alesch and Marvin Qualls	CMG Mortgage, Inc.	072-11-1G-001.00-CO
1419A Litton Avenue	3160 Crow Canyon Rd, 400	
Nashville, TN 37216	San Ramon, CA 94583	

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

Heather Alesch and Marvin Qualls, 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:

Land in Davidson County, Tennessee, being Unit A on the Plan of 1419 Litton Avenue Townhomes as shown on Declaration Establishing a Horizontal Property Regime for 1419 Litton Avenue Townhomes, of record in Instrument Number 20171206-0124466, 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 LP, a Tennessee Limited Partnership by Warranty Deed from Luana Offutt, a/k/a Luwana Offutt, unmarried of record in Instrument No. 20171006-0103034 Register's Office for Davidson County, Tennessee, dated October 6, 2017 and recorded on October 6, 2017. Urban Dwell Homes, LP, a Tennessee Limited Partnership having subsequently converted to Urban Dwell Homes, GP, a Tennessee General Partnership.

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 20240917-0071940, Register's Office for Davidson County, Tennessee dated September 11, 2024 and recorded on September 17, 2024.

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 1419A Litton Avenue 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 September 26, 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 September 26, 2024.

_____
Notary Public

My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2024-10670-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 09/26/2024 (date of document).

Affiant Signature

09/26/2024
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 26 day of September, 2024.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY