Karen Johnson Davidson County
Batch # 1190847 DEEDWARR
10/07/2024 01:52:34 PM 2 pgs
Fees: $13.00 Taxes: $2,738.00
20241007-0077824

WARRANTY DEED

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027

B-SH-24-492

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hailey Kahle **Kenneth Kahle**	**So Fi Bank National Association**	
(NAME) **492 West Trinity Ln**	(NAME) **2750 East Cottonwood Pkwy, Ste 300**	**071-05-0G-016.00-CO**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Salt Lake City, UT 84121**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **WE DEVELOP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAILEY KAHLE, UNMARRIED AND KENNETH KAHLE, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 492 on the Plan of Word 18 at North Pointe, a Horizontal Property Regime with Private Elements, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220720-0083026 as amended by Instrument No. 20240503-0032682 and further amended by Instrument No. 20240814-0061880, 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 WE Develop, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from J. Word Properties LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210201-0013904 Register's Office for Davidson County, Tennessee, dated January 29, 2021 and recorded on February 1, 2021.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of Word 18 at North Pointe of record in Instrument Number 20220720-0083026 as amended in Instrument 20240503-0032682 and as amended in Instrument 20240814-0061880, Register's Office for Davidson County, Tennessee.
- Stormwater Facilities and Systems of record in Instrument Number 20220207-0013905, in the Register's Office for Davidson County, Tennessee.
- Water Easement of record in Instrument Number 20220322-0032937, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Instrument Number 20220125-0009131, 20230223-0012777 and 20230223-0012778, in the Register's Office for Davidson County, Tennessee.
- Water Mains and Appurtenances Easement of record in Book 8075, Page 969, Book 8075, Page 972 and Book 8075, Page 966, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20230206-0008507, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **492 West Trinity Ln, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 3rd DAY OF OCTOBER, 2024.

We Develop, LLC

BY: _____

John Eldridge
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN ELDRIDGE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of WE DEVELOP, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of October, 2024.

_____

Notary Public
My Commission Expires: 1/11/26
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/11/2026
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212