Karen Johnson Davidson County
Batch# 1198808 DEEDWARR
10/30/2024 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,586.30
20241030-0083699

WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0602

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Steven D. Byers	New American Funding	Map: 105100J01300CO
(NAME) 1815 Ridley Boulevard, Unit 13	(NAME) P.O. Box 650076	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Dallas, TX 75265-0076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED NINETY-NINE THOUSAND AND NO/100 DOLLARS ($699,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KUDZU REAL ESTATE, INC.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEVEN D. BYERS, A MARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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 Thirteen (13) of The Nines at Wedgewood Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for the Nines at Wedgewood Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No: 20150930-0099342, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Kudzu Real Estate, Inc., by deed from Matthew Lee Rorex and wife, Vanessa Maleah Rorex, of record in Instrument No. 20240823-0064986, dated August 23, 2024, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument No. 20110627-0048884, said Register's Office; (3) Charter of Wedgewood Park Townhomes Homeowners Association, Inc. of record in Instrument No. 20141024-0098147, amended in Instrument No. 20150928-0098058, in the Register's Office for Davidson County, Tennessee; (4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20050406-0037548, Instrument No. 20060925-0118136 and Instrument No. 20061010-0125949, in the Register's Office for Davidson County, Tennessee; (5) Storm Water Detention Agreement of record in Instrument No. 20050321-0030406 and Instrument No. 20060925-0118083, in the Register's Office for Davidson County, Tennessee; (6) DCCR of record in Instrument No. 20141024-0098148 and Instrument No. 20150930-0099342, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20150930-0099342, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1815 Ridley Boulevard, Unit 13, Nashville, TN 37203
(House No.) (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 our hands this 24th day of October, 2024.

Kudzu Real Estate, Inc.

BY: _____
Robert B. Potter
President

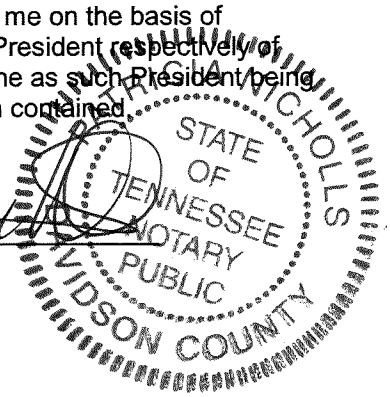
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert B. Potter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of Kudzu Real Estate, Inc. the within named bargainer, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 24th day of October, 2024.

My Commission Expires: 1/24/28

_____
Notary Public



CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 October 24, 2024.

Affiant

Date: 10/24/24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 24th day of October, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY