This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $820,000.00.

Affiant

Subscribed and sworn before me this the 29 day of October, 2024.

Notary Public
My commission expires: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Karen Johnson Davidson County
Batch# 1199537 DEEDWARR
10/31/2024 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20241031-0084422

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Olivia Gruder and Carsen Heim	SWBC Mortgage Corporation	083-11-0F 001.00
2314 Brittany Dr.	9311 San Pedro Ave, Ste. 100	
Nashville, TN 37206	San Antonio, TX 38216	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSH THOMAS AND JENA THOMAS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to OLIVIA GRUDER AND CARSEN HEIM, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at 216 Perlen Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 216 PERLEN DRIVE, a Horizontal Property Regime, of record in Instrument No.20200612-0060425, 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 Jena Thomas and Josh Thomas, by Warranty Deed from LS-TG Home Fund, LLC, A Delaware Limited Liability Company, of record in Instrument No. 20210406-0044799, in the Register's Office of Davidson County, Tennessee, dated April 05, 2021 and recorded on April 06, 2021.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2314 Brittany Dr., Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 29 day of October, 2024.

Josh Thomas

Jena Thomas

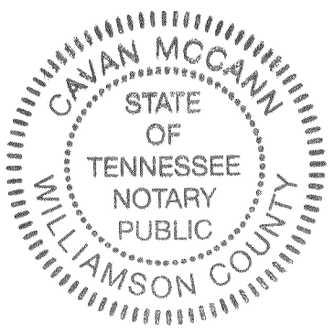
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Josh Thomas and Jena Thomas, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of October, 2024.

My commission expires: 9/21/26

Notary Public



True Copy Certification

I, **Pam Autry,** 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 29 day of October, 2024.

Affiant Signature

Date 10/29/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

