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 $665,000 00

Affiant

Subscribed and sworn before me this the 19th day of December, 2024

Notary Public
My commission expires 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Andrew Sewell	E Mortgage Capital, Inc	083-19-0E-012 00
1004 Russell St #1	18071 Fitch, Suite 200	
Nashville, TN 37206	Irvine, CA 92614	

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, DUSTIN L WEST, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANDREW SEWELL, AN UNMARRIE MAN, 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

Land in Davidson County, Tennessee, being Unit 12, Farrow Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for Farrow Townhomes of record in Instrument No 20140211-0012045, as amended by Amendment No 1 to Declaration of Covenants, Conditions and Restrictions for Farrow Townhomes of record in Instrument No 20140212-0012589, 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 the same property conveyed to Dustin L West, by deed dated 07/23/2015, from Hybrid Phoenix Holdings, LLC, of record in Instrument No 20150728-0074256, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 1004 Russell St #1, 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

Karen Johnson Davidson County
Batch # 1218853 DEEDWARR
12/26/2024 08 54 57 AM 2 pgs
Fees $13 00 Taxes $2,460 50
20241226-0099389

DLW by JW AF

Witness my hand this the 19 day of December, 2024

Dustin L West by Jenny West Attorney in fact
Dustin L West by Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Dustin L West by Specific POWER OF ATTORNEY dated 12/17/2024, and who acknowledged that he executed the same as the free act and deed of Dustin L West

Witness my hand and official seal this 19 day of December, 2024

My commission expires 9/21/26

Notary Public

CAVAN MCCANN
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY