WARRANTY DEED

Karen Johnson Davidson County
Batch # 1283139 DEEDWARR
06/09/2025 09:39:39 AM 2 pgs
Fees: $13.00 Taxes: $1,738.63

20250609-0044987

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $469,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/05/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-21-26

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2874-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Aaron Griffin Douglas and Margaret Ellen Marie House	**First Horizon Bank**	072-11-2W-001.00-CO
2409 A Branch Street	165 Madison Ave	
Nashville, TN 37216	Memphis, TN 38103	

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, GP

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aaron Griffin Douglas and Margaret Ellen Marie House, husband and wife

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 attached to the Declaration Establishing a Horizontal Property Regime for The Townhomes at 2409 Branch Street, of record in Instrument No. 20221103-0118694, 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, GP by Warranty deed from Tommy Washington of record in Instrument No. 20221102-0118192 Register's Office for Davidson County, Tennessee, dated October 31, 2022 and recorded on November 2, 2022.

Said Frances C. Washington a/k/a Frances Corrine Washington became deceased on March 10, 2015, her estate being administered through Davidson County Tennessee Probate Court Docket NO. 17P1197.

Affidavit(s) of Heirship regarding Frances C. Washington, recorded in Instrument No 20220829-0097316 and Instrument No 20220829-0097317, said Register's Office, states that Frances C. Washington was survived by three sons, Charles E. W. Washington, III, Tommy Washington and Terry Washington.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 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 2409 A Branch Street 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 June 5, 2025.

Urban Dwell Homes, GP

By:_____
J. Carlton Drumwright, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for the County and State aforesaid, 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 the Authorized Agent of Urban Dwell Homes, GP, a Tennessee General Partnership, and that he as such, being authorized to do so, executed the foregoing instrument by signing the name of the general partnership by himself as the Authorized Agent of Urban Dwell Homes, GP, the bargainor, a Tennessee General Partnership, and as such, being authorized so to do by the partnership, executed the same for the purposes therein contained.

Witness my hand and official seal, this June 5, 2025.

Notary Public

My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2874-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027