WARRANTY DEED

Karen Johnson Davidson County
Batch# 413721 **DEEDWARR**
06/12/2020 09:31:48 AM 2 pgs
Fees: $13.00 Taxes: $1,772.30

20200612-0060239

DANA DELWORTH 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 $479,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2020

Notary Public

MY COMMISSION EXPIRES: 07/06/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Colum Cronin and Anh Duong	new owner	105074V00200CO
(NAME)	(NAME)	
425 Mallory Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **P & P Development LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Colum Cronin and Anh Duong,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Gerard Quyrh

Land in Davidson County, Tennessee, being Unit B, as shown on the plan entitled Declaration of Covenants, Conditions, and Restrictions for The Homes at 423 A & B Mallory Street, Horizontal Property Regime with Private Elements of record in Instrument No. 20180629-0063369, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to P & P Development LLC, a Tennessee Limited Liability Company by deed dated June 5, 2018 from Maurine J. Bronaugh, unmarried of record in Instrument No. 20180605-0053975, Register's Office for Davidson County, Tennessee.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2663, Page 46, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180629-0063369, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 2745, Page 264, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 7218, Page 699, in the Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 425 Mallory Street, Nashville, TN 37203
(House Number) (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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
B-RU-20-415

Witness my/our hands this 5th day of June, 2020.

P & P Development LLC, a Tennessee Limited Liability Company

By: _____
I. Dyke Tatum, Authorized Agent

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **I. Dyke Tatum** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be **Authorized Agent** of **P & P Development LLC, a Tennessee Limited Liability Company** and that he as such **Authorized Agent** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as **Authorized Agent.**

WITNESS my hand and seal this 5th day of June, 2020.

_____
Notary Public Theresa L. Smith
My Commission Expires: September 06, 2022

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File No.: 20-Cronin