Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

**THIS INSTRUMENT PREPARED BY:**

**The Row Title & Escrow, LLC**
**20 Music Square West, Suite 200**
**Nashville, TN 37203**

Karen Johnson Davidson County
Batch# 787702 DEEDWARR
01/11/2022 02:27:25 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20220111-0003594

STATE OF Tennessee )
COUNTY OF Williamson )

The actual consideration or value, whichever is greater, for this transfer is: $650,000.00

Affiant

Subscribed and sworn to before me, this 4th day of January, 2022.

Notary Public
My Commission Expires:

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

# WARRANTY DEED

| Address New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Manola A. McCain<br>510 A Croley Dr<br>Nashville, TN 37209 | New Owner | Tax Parcel ID No.<br>091-13-1C-001.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **P & P DEVELOPMENT, LLC A TENNESSEE LIMITED LIABILITY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MANOLA A. MCCAIN, AN UNMARRIED WOMAN** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for The Homes at 510 Croley Drive Townhomes, A Horizontal Property Regime with Private Elements of record as Instrument No. 20171005-0102115 and being shown on Plat attached thereto as Exhibit "B", 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 P & P Development, LLC, a Tennessee Limited Liability Company by Warranty deed from Marcell B. Edmondson, unmarried of record in Instrument No. 20171005-0102114 Register's Office for Davidson County, Tennessee, dated October 02, 2017 and recorded on October 05, 2017.

This is unimproved property commonly known as: **510 A Croley Dr, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 4th day of January, 2022.

**P & P DEVELOPMENT, LLC**

PAUL RIGGAN, Authorized Representative

STATE OF Tennessee )
)
COUNTY OF Davidson )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **PAUL RIGGAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of **P & P DEVELOPMENT, LLC**, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 4th day of January, 2022.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: