WARRANTY DEED

Karen Johnson Davidson County
Batch# 822207 DEEDWARR
03/14/2022 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20220314-0029638

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,000.00

Megan Faulks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF March 2022.

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John David Phee and Karma Doniella Phee	SAME	
(NAME)	(NAME)	081-02-2T-003.00-CO
145 Quiet Hill Circle		
(ADDRESS)	(ADDRESS)	
Argyle, TX 76226		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Mandy Development LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **John David Phee and Karma Doniella Phee, husband and wife,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2215A of Townhomes at 2215 24th Ave, located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Townhomes at 2215 24th Ave., of record in Instrument No. 20201109-0130988 and Amended at Instrument Number 20210111-0004632, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Townhomes at 2215 24th Ave., contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20201109-0130988 and Amended at Instrument No. 20210111-0004632, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit. See Scrivener's Affidavit of record at Instrument No. 20210204-0016360, in said Register's Office, Tennessee.

Being a portion of the same property conveyed to Mandy Development, LLC, a Tennessee Limited Liability Company by Quit Claim deed from M&Y Construction LLC, a Tennessee Limited Liability Company of record in Instrument No. 20211123-0155578 Register's Office for Davidson County, Tennessee, dated November 17, 2021 and recorded on November 23, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2215 24th Ave N #A Nashville, TN 37208
(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.

Witness my hand this 3rd day of March, 2022.

Mandy Development, LLC

Authorized Agent

by: Memorie White, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

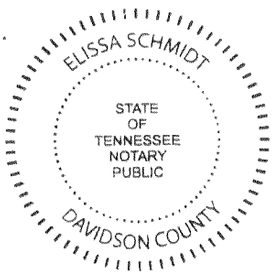
Before me, a Notary Public of said County and State, personally appeared Memorie White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Authorized Agent of Mandy Development, LLC the within named bargainer, and that she as such Authorized Agent , executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by herself as Authorized Agent .

WITNESS my hand and official seal at office this 3rd day of March, 2022.

Elissa Schmidt

Notary Public

My Commission Expires: 9/8/2025



True Copy Certification

I, **Diane March,** 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 3rd day of March, 2022.

Affiant Signature
Date 03/03/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3rd day of March, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

