WARRANTY DEED

Karen Johnson Davidson County
Batch# 856482 DEEDWARR
05/17/2022 10:32:05 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20220517-0056564

J-M-22-807

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

MALAK SALAMA
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-13-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Malsal LLC	**New Owner**	
(NAME)	(NAME)	**05104012900**
680 Lawler Ln		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **TAYLORMADE CONTRACTING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MALSAL LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 14 and Lot No. 15 and the north 5 feet frontage and 5.7 feet rear of Lot No. 16 on the Revised Plan of Power & Roth's Madison Park Subdivision, Block B, of record in Plat Book 843, page 7, Register's Office for said county, together with a portion of an abandoned roadway and shown on and described according to a copy of a survey made August 12, 1963, by Wm. Collier Parrish-Associates, Civil Engineers, as follows: Said Lots and part of said Lot adjoin and front together 125 feet on the easterly side of Gallatin Road, as now widened and located, and extends back between lines, 230.1 feet on the north line and 230.45 feet on the south line, to a dead line in the rear on which they measure 125.7 feet.

Being the same property conveyed to TaylorMade Contracting, LLC, a Tennessee limited liability company, by Special Warranty Deed from ARC DB5PROP001, LLC, a Delaware limited liability company, of record in Instrument No. 20210702-0089900, in the Register's Office for Davidson County, Tennessee, dated June 22, 2021, to be effective June 24, 2021, and recorded on July 2, 2021

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF POWER AND ROTH'S MADISON PARK SUBDIVISION, BLOCK B, as recorded in Plat Book 843, Page(s) 7.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3339, Page 334.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3371, Page 406.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **807 Gallatin Pike, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 12th DAY OF MAY, 2022.

Taylormade Contracting, LLC

BY: _____
Phillip Taylor
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP TAYLOR, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of TAYLORMADE CONTRACTING, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of May, 2022.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212