THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P22-13417-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 830,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF June, 2022. Notary Public MY COMMISSION EXPIRES: 1-11-26 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 871457 DEEDWARR
06/14/2022 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $3,071.00
20220614-0067800

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Murphy Brennan	Same	
1809A Holly Street		083-14-0J-001.00-CO
Nashville, TN 37206		
(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, WE, **New Day Homes, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Murphy Brennan, a single person**

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:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes at 1809 Holly Street, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Homes at 1809 Holly Street, of record in Instrument No. 20210427-0055616, 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 J. C. Baggett and wife, Elizabeth S. Baggett by Warranty deed from Irene O. Martin, a widow of record in Book 4025, page 989, Register's Office for Davidson County, Tennessee, dated June 13, 1966 and recorded on June 14, 1966.

Being a portion of the same property conveyed to J. C. Baggett and/or Elizabeth S. Baggett Revocable Living Trust, through J. C. Baggett and Elizabeth S. Baggett, Trustees by Quitclaim deed from J. C. Baggett and Elizabeth S. Baggett of record in Instrument No. 20031216-0179437 Register's Office for Davidson County, Tennessee, dated December 01, 2003 and recorded on December 16, 2003.

J. C. Baggett and Elizabeth S. Baggett having since died.

Being a portion of the same property conveyed to New Day Homes, LLC, a Tennessee Limited Liability Company by Warranty deed from Sheran Boyte, Kathy J. Baggett and Kevin L. Baggett, as joint successor Trustees of the J.C. Baggett and/or Elizabeth S. Baggett Revocable Living Trust of record in Instrument No. 20210210-0019158 Register's Office for Davidson County, Tennessee, dated February 05, 2021 and recorded on February 10, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1809A Holly Street, Nashville, TN 37206**

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 our hands this the 7th day of June, 2022.

New Day Homes, LLC, a Tennessee Limited Liability Company

BY: _____
Jordan Tarajano, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared Jordan Tarajano, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Agent of the maker, **New Day Homes, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal this the 7th day of June, 2022.

My Commission expires: 10-2-2023

_____
Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 7th day of June, 2022.

Affiant Signature
Date 06/07/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7th day of June, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 