Karen Johnson Davidson County
Batch# 891480 DEEDWARR
07/20/2022 10:45:30 AM 4 pgs
Fees: $23.00 Taxes: $2,834.20
20220720-0083082

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Precision Development, LLC 5016 Centennial Boulevard 200 Nashville, TN 37209	Precision Development, LLC 5016 Centennial Boulevard 200 Nashville, TN 37209	043060C90000CO (Common Area); 043060C33200CO (Unit 332); 043060C33400CO (Unit 334); 043060C33600CO (Unit 336); 043060C33800CO (Unit 338) ; 043060C34000CO (Unit 340); 043060C34200CO (Unit 342); 043060C68000CO (Unit 680); 043060C68200CO (Unit 682); 043060C68400CO (Unit 684); 043060C68600CO (Unit 686); 043060C68800CO (Unit 688); 043060C69000CO (Unit 690)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kudzu Real Estate, Inc., a Tennessee Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Precision Development, LLC, a Tennessee Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit(s) 332, 334, 336, 338, 340, 342, 680, 682, 684, 686, 688, 690 and the common area of The Homes at May Drive and Anderson Lane Commons, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20220223-0020517, in the Register's Office for Davidson County, Tennessee, with said Unit(s) being depicted on the site plan attached as Exhibit "B" to the Declaration in Instrument No. 20220223-0020517, to which reference is hereby made for a more complete description, together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to George P. Grogan (Sr.) and wife, Mary G. Grogan by Deed from J. B. Kennaston and wife Olga Kennaston, of record in Book 1586, Page 159, dated May 17, 1948, said Register's Office. See also Quitclaim Deed from J. K. Woodard, Trustee, to George P. Grogan (Sr.) of record in Book 5423, Page 126, said Register's Office. The said George P. Grogan (Sr.) died intestate on July 22, 2003, leaving as Sole Heirs, Dennie Grogan and Shirley Marie Ritter-Sanders, and George P. Grogan, Jr.. See also Quitclaim Deed from Dennie Grogan and Shirley Marie Ritter-Sanders, to George P. Grogan (3r) of record in Instrument No. 20030925-0142170, said Register's Office. The said George P. Grogan, Jr. died intestate on April 30, 2009, leaving as Sole Heirs, George P. Grogan, III, Karen Kinnard aka Karen Kenard, Darlene Martin, and James C. Grogan. See Probate No. 09-P785 of record in Probate Court of Davidson County, Tennessee.

The said James C. Grogan died intestate on September 16, 2014, leaving as Sole Heirs,

Timothy Grogan and James C. Grogan., Jr. See also Affidavit of Heirship of record in Instrument No. 20211115-0152047, said Register's Office. The said James C. Grogan Jr. predeceased James C. Grogan on September 26, 2011. See also Affidavit of Heirship of record in Instrument No. 202111150152048, said Register's Office.

Final Decree Confirming Sale recorded on February 14, 2014 of record Instrument No. 20140214-0012993, said Register's Office.

Being the same property conveyed to Kudzu Real Estate, Inc. by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20210512-0063989, Register's Office for Davidson County, Tennessee, dated May 04, 2021 and recorded on May 12, 2021.

Being the same property conveyed to Kudzu Real Estate, Inc. by Quitclaim Deed from George P. Grogan, III and Karen Kinnard and Darlene Martin, heirs of the Estate of George P. Grogan, Sr. of record in Instrument No. 20211115-0152049, Register's Office for Davidson County, Tennessee, dated July 28, 2021 and recorded on November 15, 2021. Final Order from Davidson County Chancery Court Case 21-1276-II of record in Instrument No. 20220616-0069099, Register's Office for Davidson County, Tennessee.

ALSO

Being the same property conveyed to David L. Moneymaker, unmarried by Warranty Deed from Gary Lee Berman and wife, Roxanne Berman of record in Book 9766, Page 485, Register's Office for Davidson County, Tennessee, dated July 21, 1995 and recorded on August 18, 1995.

Being the same property conveyed to Kudzu Real Estate, Inc. by Warranty Deed from David L. Moneymaker, an unmarried man of record in Instrument No. 20201223-0152844, Register's Office for Davidson County, Tennessee, December 22, 2020 and recorded on December 23, 2020.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of July, 2022.

Kudzu Real Estate, Inc., a Tennessee Corporation

By: _____(SEAL)
Robert B. Potter, President & Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Matthew Anderson of the state and county mentioned, personally appeared Robert B. Potter, 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 President & Treasurer of Kudzu Real Estate, Inc., the within named bargainor, a Corporation, and that such Robert B. Potter as such President & Treasurer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President & Treasurer.

Witness my hand and seal, at office in Nashville, TN this 18th day of July, 2022.

Notary Signature

Printed Name: Matthew Anderson

My commission expires: 07-03-2023

MATTHEW ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $766,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 19th day of July, 2022.

Notary Public
My commission expires: 3/3/2026
File No. 2022-1130

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

Tennessee Certification of Electronic Document

I, Kendra Teasley, 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 7/19/2022 (date of document).

Kendra Teasley
Affiant Signature

7/19/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/2026

NOTARY'S SEAL

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026