WARRANTY DEED

Karen Johnson Davidson County
Batch# 912425 **DEEDWARR**
09/02/2022 02:11:28 PM 2 pgs
Fees: $13.00 Taxes: $573.50

20220902-0099401

BS-JF-22-901

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
Precision Development, LLC	**New Owner**	
(NAME) **5016 Centennial Blvd Ste 200**	(NAME)	**072-09-0-376.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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, **DANNY L. TALLEY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PRECISION DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABLILITY 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 Unit B, as established in Declaration of Covenants, Conditions and Restrictions for NineHundredOne McClurkan Avenue, a horizontal property regime with private elements, of record at Instrument No. 20220902-0099400 Register's Office for Davidson County, Tennessee, as identified on the Plat attached as Exhibit B to said Declaration, and which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Danny L. Talley and wife, Sylvia G. Talley by Warranty deed from William Slonecker, Executor and Carlyle Apple, Associate Executor of the Estate of Richard M. Gunn, deceased of record in Book 9712, page 133 Register's Office for Davidson County , Tennessee, dated June 21, 1995 and recorded on June 26, 1995. The said Sylvia G. Talley having since died.

The said Sylvia G. Talley having died on or about May 10, 2014, leaving Danny L. Talley as surviving tenant by the entirety.

Being a portion of the same property conveyed to Danny L. Talley by Quitclaim deed from Danny L. Talley of record in Instrument No. 20220204-0013136 Register's Office for Davidson County, Tennessee, dated February 02, 2022 and recorded on February 04, 2022.

Being a portion of the same property conveyed to Danny L. Talley by Quitclaim deed from Danny L. Talley of record in Instrument No. 20220225-0021765 Register's Office for Davidson County, Tennessee, dated February 22, 2022 and recorded on February 25, 2022.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 18, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **901 McClurkan Ave. Unit B, Nashville, Tennessee 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 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 26th DAY OF AUGUST, 2022.

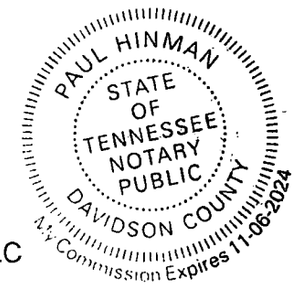
Danny L. Talley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANNY L. TALLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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