Karen Johnson Davidson County
Batch# 939134 DEEDWARR
11/08/2022 02:22:30 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20221108-0119993

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 4-13-25 (AFFIX SEAL)

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

DM-CRE-22-218-1

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)
Arnold Homes, LLC	Same as new owner	
(NAME)	(NAME)	043 11 0B 001.00 (AS TO UNIT A) 043 11 0B 002.00 (AS TO UNIT B) 043 11 0B 003.00 (AS TO UNIT C) 043 11 0B 004.00 (AS TO UNIT D)
1612 Westgate Circle Suite 222		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **ELITE CONTRACTING AND PROPERTIES 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 **ARNOLD HOMES, 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 Unit(s) A, B, C and D Townhomes at 218 Myatt, as shown in the Declaration of Covenants, Conditions and Restrictions for Townhomes at 218 Myatt, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210224-0023272 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elite Contracting and Properties LLC, by Quit Claim Deed from Phillip Emanuel Taylor of record in Instrument No. 20220726-0085249, in the Register's Office of Davidson County, Tennessee, dated July 8th, 2022 and recorded on July 26, 2022.

Being the same property conveyed to Phillip Emanuel Taylor, by Warranty Deed from Urbangate Development Group, LLC, a Michigan limited liability company of record in Instrument No. 20200103-0000580, in the Register's Office of Davidson County, Tennessee, dated December 30, 2019 and recorded on January 03, 2020.

This conveyance is subject to:
- Taxes for 2023 and subsequent years, a lien not yet due and payable.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210224-0023272.
- Charter of Townhomes at 218 Myatt Homeowners' Association, Inc. recorded in Instrument No. 20210325-0039524.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **218 Myatt Dr A, B, C, D, 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 4 DAY OF NOVEMBER, 2022.

Elite Contracting and Properties 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 ELITE CONTRACTING AND PROPERTIES 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 4th of November, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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

True Copy Certification

I, Yvette Meldrum, 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 November 4, 2022.

_____
Signature
November 4, 2022
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this November 4, 2022

_____
Notary's Signature

My Commission Expires: 4-13-25

