PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 948221 DEEDWARR
12/06/2022 10:47:18 AM 2 pgs.
Fees: $13.00 Taxes: $2,405.00

20221206-0127135

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Kim Murray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2022.

Janice Collins
Notary Public

MY COMMISSION EXPIRES: 5-5-25
(AFFIX SEAL)

JANICE H. COLLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-22-146

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Matthew P Blecke	New Owner	091 06 1W 001.00
(NAME)	(NAME)	
908 A Marilyn Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Fifty Thousand And No/100 Dollars ($650,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **P&P DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW P BLECKE, AN UNMARRIED 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, being Unit No. A on the plan of The Homes at 908 Marilyn Road, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Homes at 908 Marilyn Road, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210712-0093062, in the Register's Office for Davidson County, Tennessee, to which plan reference is

made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to P&P Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from David Crow and wife, Leta Kay Crow, of record as Instrument No. 20150109-0002551, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 908 A Marilyn Rd, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 2nd day of December 2022

P&P Development, LLC, a Tennessee Limited Liability Company

BY: _____
Thomas R. Vorholt II, Authorized Agent

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, of the state and county mentioned, personally appeared Thomas R. Vorholt II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized agent (or other officer authorized to execute the instrument) of P&P Development, LLC, a Tennessee Limited Liability Company, and that as such Authorized Agent, executed the foregoing instrument for the purpose therein contained as the company's free act and deed.

Witness my hand and seal, at office in Nashville, this 2nd day of December

_____
Notary Public
My Commission Expires: 3-3-25

ALLIE EFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025