Karen Johnson Davidson County
Batch# 970307 DEEDWARR
02/13/2023 11:03:47 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20230213-0010285

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

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Todd Barczak 62A Creighton Ave Nashville, TN 37206	New Owner	083-02-0X-001.00-CO

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, **TurnKey Builder's LLC, a Tennessee Limited Liability Company** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Todd Barczak, a Single Man** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain unit located in Davidson County, Tennessee, being Unit A of Homes at 62 Creighton, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at 62 Creighton of record in Instrument No. 20210917-0125504, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being a portion of the same property conveyed to Dreamland Management Group, LLC, a Tennessee limited liability company and Colson Services, LLC, a Tennessee limited liability company by Quitclaim Deed from Creighton Partners, GP, a Tennessee general partnership of record in Instrument No. 20110107-0002326, Register's Office for Davidson County, Tennessee, dated January 5, 2011 and recorded on January 7, 2011.

Being a portion of the same property conveyed to Creighton Partners, GP, a Tennessee general partnership by Quitclaim Deed from Dreamland Management Group, LLC, a Tennessee limited liability company and Colson Service LLC, a Tennessee limited

liability company of record in Instrument No. 20151020-0106612, Register's Office for Davidson County, Tennessee, dated October 15, 2015 and recorded on October 20, 2015.

Being a portion of the same property conveyed to Turnkey Builder's, LLC, a Tennessee limited liability company by Warranty Deed from Creighton Partners, GP, a Tennessee General Partnership of record in Instrument No. 20210511-006369, Register's Office for Davidson County, Tennessee, dated May 10, 2021 and recorded on May 11, 2021.

For informational purposes: Being known as: 62 Creighton A, Nashville, TN 37206
Parcel No. 083 02 0X001.00

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 10th day of February, 2023.

TurnKey Builder's LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
Percy A. Baker, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, M.R. Schodroski of the state and county mentioned, personally appeared Percy A. Baker, 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 Sole Member of TurnKey Builder's LLC, the within named bargainor, a Limited Liability Company, and that such Percy A. Baker as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, this 10th day of February, 2023.

M.R. Schodroski
Notary Signature

Printed Name: M.R. Schodroski

My commission expires: 3/3/2026

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

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 $625,000.00, 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 10th day of February, 2023.

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Notary Public
My commission expires:
File No. 2023-1279