THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230343903

Karen Johnson Davidson County
Batch# 989803 **DEEDWARR**
04/10/2023 10 39 44 AM 2 pgs
Fees $13 00 Taxes $3,326 30

20230410-0025628

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $899,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of April, 2023.

Notary Public
My Commission Expires:

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Maureen T. Bruen 571A Croley Drive Nashville TN 37209	New Owner	Tax Parcel ID No. 090 12 4L 001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **T & M Development, LLC, a Tennessee limited liability company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Maureen T. Bruen, unmarried,** ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 571 Croley Townhomes, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 571 Croley Townhomes, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20220127-0010118, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to T & M Development LLC, a Tennessee limited liability company, by Quit Claim Deed from Mack Props, LLC, a Tennessee limited liability company, of record in Instrument No. 20220425-0047286, in the Register's Office of Davidson County, Tennessee, dated April 25, 2022 and recorded on April 25, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Part Lot 21 (Lots 5, 6, 7, 8) in Subdivision of The B. F. Cockrill Farm, as recorded in Plat Book 421, Page(s) 21.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20220127-0010118.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4014, Page 957 and Book 4083, Page 763.

This is improved property located at 571A Croley Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of April, 2023.

T & M Development, LLC

By: Abby Benson, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Abby Benson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of T & M Development, LLC, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in her above-stated capacity.

Witness my hand, at office, this 6th day of April, 2023.

Notary Public
My Commission Expires: _____

