THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P23-13871-BW

Karen Johnson Davidson County
Batch# 992237 DEEDWARR
04/14/2023 10 28 58 AM 2 pgs
Fees: $13 00 Taxes $1,653 90

20230414-0027425

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 447,000 00.

x

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April, 2023

Notary Public

MY COMMISSION EXPIRES 10-2-2023

(AFFIX SEAL)

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Surburban Cowboys, LLC	New owner	
		072-16-2L-001.00CO and 072-16-2L-002 00
2441 Old Fort Pkwy Ste. Q472 Murfreesboro, TN 37128-0000		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **New Day Homes, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Surburban Cowboys, LLC**

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 situated in Davidson County, Tennessee, being Unit A and Unit B, as established in Declaration of Covenants, Conditions and Restrictions for HOMES AT 2304 PORTER ROAD, a Horizontal Property Regime with Private Elements of record at Instrument No 20221011-0111212, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property

Being the same property conveyed to Paul E. Jones and Ruby M. Prince as joint tenants by Warranty deed from Doris Witthuhn an unmarried woman of record in Book 5619, page 161, Register's Office for Davidson County, Tennessee, dated June 30, 1980 and recorded on June 30, 1980.

Being the same property conveyed to Ruby M. Prince by Quitclaim deed from Paul E. Jones of record in Book 8161, page 295, Register's Office for Davidson County, Tennessee, dated July 23, 1990 and recorded on July 27, 1990.

Being the same property conveyed to Paul E. Jones by Quitclaim deed from Richard Mcglohn and Martha Sue Mcglohn of record in Instrument No. 200010050099124 Register's Office for Davidson County, Tennessee, dated September 22, 2000 and recorded on October 05, 2000.

Ruby M. Prince deceased on or about December 20, 1999.

Affidavit of Heirship recorded on October 05, 2000 in Instrument No. 20001005-0099122 and 20001005-0099123.

Being a portion of the same property conveyed to New Day Homes, LLC, a Tennessee limited liability company by Warranty Deed from Paul E. Jones, married of record in Instrument No. 20220421-0046222 Register's Office for Davidson County, Tennessee, dated April 20, 2022 and recorded on April 21, 2022.

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record; (3) All easements of record; (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations.

This is unimproved property known as **2304 Porter Road, Nashville, TN 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 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.

Witness our hands this the 13th day of April, 2023

New Day Homes, LLC

BY: _____
Jordan Tarajano, Project Manager and Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jordan Tarajano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Project Manager and Authorized Agent of New Day Homes, LLC, the within named bargainor, and that he as such Project Manager and Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of New Day Homes, LLC, by himself as Project Manager and Authorized Agent

Witness my hand and seal, at office in Brentwood, Tennessee, this 13th day of April, 2023

_____
NOTARY PUBLIC
My Commission Expires: 10-2-2023

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY