WARRANTY DEED

Karen Johnson Davidson County
Batch# 999798 DEEDWARR
05/05/2023 10 17 48 AM 3 pgs
Fees $18 00 Taxes $2,960 00

20230505-0033478

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. RES-23-1506B-JD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2023

Notary Public

MY COMMISSION EXPIRES 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Justin Thomas Daly and Jordan Meredith Daly	Pinnacle Bank	073 13 0Z 002 00
(NAME) 1212 8th Avenue South Suite 102 Nashville, TN 37203	(NAME) 150 3rd Ave.South, Suite 1000 Nashville, TN 37201	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **HONEYBEE BUILDERS, INC., A TENNESSEE CORPORATION, FORMERLY D/B/A SUSTAINABLE COMMUNITY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JUSTIN THOMAS DALY AND JORDAN MEREDITH DALY, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B established pursuant to the Declaration of Protective Covenants Conditions and Restrictions for 1506 Rosebank Cottages, a Townhouse Planned Unit Development, of record in Instrument Number 20210416-0050818, in the Register's Office for 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, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sustainable Community Development, LLC, a Tennessee limited liability company d/b/a Honeybee Builders, from Crystal Hill Jones and Melanie Meadows, both unmarried as Joint Tenants with the Right of Survivorship, by Special Warranty Deed dated June 30, 2021, recorded July 1, 2021, in Instrument No. 20210701-0089622, in the Register's Office of Davidson County, Tennessee.

Sustainable Community Development, LLC, a Tennessee limited liability company having filed for entity conversion with the Tennessee Secretary of State, is now known as Honeybee Builders, Inc., a Tennessee corporation. Reference is hereby made to the attached Certificate of Conversion as Exhibit "A".

THIS CONVEYANCE IS SUBJECT TO· 1) Current years taxes which have been prorated and assumed by the Grantee(s), 2) All restrictions of record; 3) All easements of record, 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations

This is **improved** property, known as 1506B Rosebank Avenue, Nashville, TN 37206
(House Number) (Street) (City or Town) (State) (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 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 3rd day of May, 2023

Honeybee Builders, Inc , a Tennessee Corporation

By _____

Barbara Harper Latimer, Sole Shareholder and Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Adam G. LaFevor of the state and county mentioned, personally appeared Barbara Harper Latimer, Sole Shareholder and Authorized Signatory of Honeybee Builders, Inc , 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 Shareholder and Authorized Signatory of Honeybee Builders, Inc , the within named bargainor, a Corporation, and that such Barbara Harper Latimer, Sole Shareholder and Authorized Signatory of Honeybee Builders, Inc as such Sole Shareholder and Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Sole Shareholder and Authorized Signatory

Witness my hand and seal, at office in Davidson, this 3rd day of May, 2023

_____

Notary Signature

Printed Name Adam G. LaFevor

My commission expires 3/6/2024

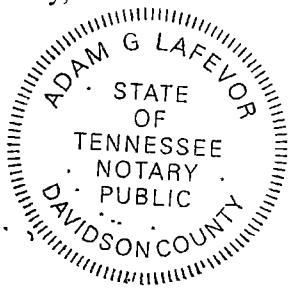


EXHIBIT "A"

Tre Hargett
Secretary of State

Division of Business Services
Department of State
State of Tennessee
312 Rosa L. Parks AVE, 6th FL
Nashville, TN 37243-1102

SOBRO LAW GROUP, PLLC
101 LEA AVENUE
NASHVILLE, TN 37210

May 2, 2023

Control # 752998

Effective Date: 12/17/2021

Receipt # : 8090828

Filing Fee $20.00

CERTIFICATE OF CONVERSION

SUSTAINABLE COMMUNITY DEVELOPMENT, LLC converted from a **TENNESSEE Limited Liability Company**
to **Honeybee Builders, Inc.** a **TENNESSEE For-profit Corporation**

This will acknowledge the filing of the Articles of Conversion with an effective date as indicated above.

When corresponding with this office or submitting documents for filing, please refer to the control number given above

Tre Hargett
Secretary of State

Processed By Nichole Hambrick