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

CRT File No. 230544479

Karen Johnson Davidson County
Batch# 1003241 DEEDWARR
05/15/2023 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20230515-0036189

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $705,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of May, 2023.

Notary Public
My Commission Expires:

SHANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
COMM. EXPIRES APRIL 23, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Edward Mari 13650 Browncroft Way El Cajon, CA 92021	New Owner	Tax Parcel ID No. 090084S00100CO

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** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edward Mari, Trustee of the Mari Family Survivor's Trust**, ("Grantees"), its successors, 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 A of 606 Annex Townhomes, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 606 Annex Townhomes, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20220302-0023491, 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.

Being 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. 20220421-0046441, in the Register's Office of Davidson County, Tennessee, dated April 21, 2022 and recorded on April 21, 2022. See Scrivener's Affidavit recorded in Instrument No. 20230419-0028895 correcting the Parcel Numbers and Derivation clause.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Nashville Annex, as recorded in Plat Book 332, Page 24 and Plat Book 332, Page 11.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20220302-0023491.

Covenants, Conditions and Restrictions as set forth in SCMs for Regulated Residential Infill recorded in Instrument No. 20230328-0022583.

Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument Nos. 20220729-0086666 and 20220729-0086667.

This is improved property located at 606 Annex Unit A 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 8th day of May, 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 8th day of May, 2023.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/8/23 (date of document).

Jennifer L. Pennell

5/15/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15 day of May, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024