THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1003559 DEEDWARR 05/15/2023 03:34:30 PM 3 pgs Fees: $18.00 Taxes: $2,334.70 20230515-0036281	STATE OF Tennessee) COUNTY OF Montgomery) The actual consideration or value, whichever is greater, for this transfer is: $631,000.00 Affiant Subscribed and sworn to before me, this 12th day of May, 2023. Notary Public My Commission Expires: 7/15/26 KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Michael Lloyd and Stephanie Essenmacher 1722 B Simpkins Street Nashville, TN 37208	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 0810-24-P-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PRECISION DEVELOPMENT, LLC A TENNESSEE LIMITED LIABILITY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **STEPHANIE ESSENMACHER AND MICHAEL LLOYD, BOTH SINGLE PERSONS,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of The Homes at 1722 Simpkins Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220216-0018049, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dale F. Jeffreys and Susan H. Jeffreys, husband and wife, by Warranty Deed from Katelyn Bowen Morse and Zachary Morse, wife and husband, dated March 30, 2020 and recorded April 1, 2020 in Instrument No. 20200401-0034970, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to True Investments, Inc., a Tennessee corporation and Stonegate Acquisitions, LLC, a Tennessee limited liability company, by Warranty Deed from Dale F. Jeffreys and Susan H. Jeffreys of record as Instrument Number 20211203-0160938, Register's Office for Davidson County, Tennessee, dated November 29, 2021 and recorded on December 3, 2021.

Being the same property conveyed to Precision Development, LLC, a Tennessee limited liability company from True Investments, Inc., and Stonegate Acquisitions, LLC, of record as Instrument Number 20220201-0011694, Register's Office for Davidson County, Tennessee, dated January 18, 2022 and recorded on February 1, 2022.

This is unimproved property commonly known as: **1722 B Simpkins Street Nashville, TN 37208**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 10th day of May, 2023.

PRECISION DEVELOPMENT, LLC

Roberto Gutierrez, Authorized Representative

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ROBERTO GUTIERREZ**, 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 the Authorized Representative of **PRECISION DEVELOPMENT, LLC**, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 10th day of May, 2023.

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 11/2/26

Certificate of Authenticity

I, Joshua A. Terry, 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 5/10/2023.

Affiant Signature

5/15/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/15/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON