THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444326** Karen Johnson Davidson County Batch# 1005531 **DEEDWARR** 05/19/2023 10 49 36 AM 2 pgs Fees $13 00 Taxes $3,326 30 20230519-0037726	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 18th day of May, 2023. Notary Public My Commission Expires:

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 30, 2025

WARRANTY DEED

Address New Owner: Nick Westbrook-Ikhine and Hannah Linville 571B Croley Drive Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 090 12 0 257.00

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 **Nick Westbrook-Ikhine and Hannah Linville, husband and wife**, ("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 No B 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 with Private Elements, 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

Being a part of the same property conveyed to Mack Props, LLC, by Warranty Deed from Randy McQuien Jr. and wife, Janelle McQuien, of record in Instrument No. 20210601-0072972, in the Register's Office of Davidson County, Tennessee, dated May 27, 2021 and recorded on June 01, 2021.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq

The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: 090 12 4L 002 00-CO

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 571B 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 18th 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 himself/herself to be the Authorized Agent of T & M Development, LLC, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her above-stated capacity.

Witness my hand, at office, this 18th day of May, 2023

Nathan L Powers

Notary Public
My Commission Expires. _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024