WARRANTY DEED

Karen Johnson Davidson County
Batch# 1011815 DEEDWARR
06/06/2023 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20230606-0042963

DM-HF-23-904A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00.

Emily Plunkett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF JUNE, 2023.

Bria Sawyers
Notary Public

MY COMMISSION EXPIRES: 5-7-2024
(AFFIX SEAL)

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBER(S)
Patrick Hainline and Madison Stechschulte	New Owner	
(NAME)	(NAME)	**072 09 3M 001.00**
904 A Cahal Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **PRECISION DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABLILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICK HAINLINE AND MADISON STECHSCHULTE, MARRIED TO EACH OTHER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 No. A of NineHundredFour Cahal Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing NineHundredFour Cahal Avenue, a Horizontal Property Regime, of record in Instrument No. 20220401-0038060, 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 a part of the same property conveyed to Precision Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from BGL Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220103-0000457, in the Register's Office of Davidson County, Tennessee, dated December 30, 2021 and recorded on January 03, 2022.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Note: 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: 072 09 3M 001.00
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Springdale Subdivision, as recorded in Plat Book 974, Page(s) 18.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20220401-0038060.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded in Instrument No. 20230426-0030739.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **904 A Cahal Ave, Nashville, Tennessee 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 GRANTEE(S), 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 the 5th DAY OF JUNE, 2023.

Precision Development, LLC

BY: _____
Jeffrey Eckinger
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY ECKINGER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of PRECISION DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of June, 2023.

Brian D. Mitchell
Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20917-DS

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 6/5/2023 (date of document).

Kirsten Virden

Affiant Signature

Date: 6/5/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of June, 2023

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

