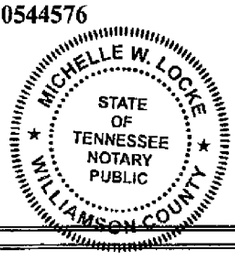
Karen Johnson Davidson County
Batch# 1017558 DEEDWARR
06/21/2023 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,773.89
20230621-0047175

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 230544576** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $749,700.00. Affiant Subscribed and sworn to before me, this 21st day of June, 2023. Notary Public My Commission Expires: 9/14/25

WARRANTY DEED

Address New Owner: Christopher Firlan and Ashley Firlan 527A Eastboro Drive Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 13 0 091.00

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 **Christopher J. Firlan and Ashley E. Firlan, husband and wife,** ("Grantees"), their 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. A of 527 Eastboro Townhomes, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 527 Eastboro Townhomes, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20220510-0053199, 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 T & M Development LLC, a Tennessee limited liability company, by Quitclaim Deed from Mack Props, LLC, a Tennessee limited liability company, of record in Instrument No. 20220421-0046446, in the Register's Office of Davidson County, Tennessee, dated April 21, 2022 and recorded on April 21, 2022.

Being the same property conveyed to Mack Props LLC, a Tennessee Limited Liability Company, by Warranty Deed from Larry W.C. Kelley and Wife, Teresa M. Kelley, of record in Instrument No. 20211007-0134834, in the Register's Office of Davidson County, Tennessee, dated September 30, 2021 and recorded on October 07, 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.

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: 091 13 2Y 001.00 CO.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of E. T. Brown's Subdivision of an 18 Acre Tract on the Charlotte Pike, as recorded in Book 332, Page 116.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of E. T. Brown Trustee's Subdivision of an 18 Acre Tract on the Charlotte Pike, as recorded in Book 332, Page 126.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20220510-0053199.

This is improved property located at 527A Eastboro 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 14th day of June, 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, 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 14th day of June, 2023.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

Tennessee Certification of Electronic Document

I, Michelle Walls, 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 6/21/23 (date of document).

Michelle Walls
Affiant Signature

6/21/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10-27-25

NOTARY'S SEAL

