Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1024741 DEEDWARR
07/11/2023 10 12 00 AM 2 pgs
Fees $13 00 Taxes $1,757 50

20230711-0052915

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2023

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES 12/16/2024
(AFFIX SEAL)

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Peyton Melcher	Rocket Mortgage, LLC	Parcel ID 073 03 0 082 00
(NAME) 2502 Timwood Dr	(NAME) 1050 Woodward Avenue	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **MUNSON PH2 LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Peyton Melcher, a single woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows. Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Section One, Sutherland Heights of record in Book 2663, Page 18, 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 Nicholas F Zielony, a single man from Jay C Denslow and Rebecca Fay Denslow, husband and wife by General Warranty Deed dated October 13, 2017 and recorded on October 19, 2017 in Instrument No 20171019-0107164, Register's Office for Davidson County, Tennessee

Further being the same property conveyed to Nicholas F Zielony and Lindsey C. Noll, husband and wife as joint tenants from Nicholas F Zielony, a married man who acquired title as a single man by Quitclaim Deed dated March 13, 2020 and recorded on March 20, 2020 in Instrument No. 20200320-0030929, Register's Office for Davidson County, Tennessee

Further being the same property conveyed to Munson PH2 LLC, a Tennessee limited liability company from Nicholas F Zielony a/k/a Nicholas Munson and Lindsey C Noll a/k/a Lindsey Noll a/k/a Lindsey C. Munson, husband and wife by Quitclaim Deed dated February 22, 2022 and recorded on March 10, 2022 in Instrument No 20220310-0027868, Register's Office for Davidson County, Tennessee

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record, and (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations

unimproved ☐

This is improved ☒ property, known as 2502 Timwood Dr , Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever, and we do covenant with the said Grantees 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 Grantees, 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 our hands this 6 day of July, 2023

MUNSON PH2 LLC, a Tennessee limited liability company

By MUNSON PROPERTY HOLDINGS LLC, a Wyoming limited liability company, its sole Member

By _____
Nicholas F Munson, Managing Member

By _____
Lindsey C Munson, Managing Member

STATE OF FLORIDA

COUNTY OF Pinellas

☑ Physical Presence
☐ Online Notarization

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Nicholas F Munson, 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 Managing Member (or other officer authorized to execute the instrument) of MUNSON PROPERTY HOLDINGS LLC, a Wyoming limited liability company, the sole member of MUNSON PH2 LLC, a Tennessee limited liability company, the within named bargainor, and that such Managing Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as Managing Member (or other authorized officer)

Witness my hand and official seal, this the 6th day of July, 2023

_____
Notary Public IVAN STOYANOV TERZISKI

My Commission Expires 05-20-2025

(SEAL)

Ivan Stoyanov Terziski
Notary Public
State of Florida
Comm# HH131722
Expires 5/20/2025

STATE OF FLORIDA

COUNTY OF Pinellas

☑ Physical Presence
☐ Online Notarization

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Lindsey C Munson 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 Managing Member (or other officer authorized to execute the instrument) of MUNSON PROPERTY HOLDINGS LLC, a Wyoming limited liability company, the sole member of MUNSON PH2 LLC, a Tennessee limited liability company, the within named bargainor, and that such Managing Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as Managing Member (or other authorized officer)

Witness my hand and official seal, this the 6th day of July, 2023

_____
Notary Public IVAN STOYANOV TERZISKI

My Commission Expires 05-20-2025

(SEAL)

Ivan Stoyanov Terziski
Notary Public
State of Florida
Comm# HH131722
Expires 5/20/2025