Karen Johnson Davidson County
Batch# 1027811 DEEDWARR
07/18/2023 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,996.63
20230718-0055227

Prepared by:

615 Title, LLC
807 Bradford Ave
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $809,900.00

Affiant

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 17th day of July, 2023.

Notary Public
My Commission Expires: 8-20-2023

2023-211

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jeff Long and Sarah Price	Legacy Home Loans, LLC dba Steadfast Mortgage	
541 A Croley Drive	1036 Stearman Drive, Suite 6	090-16 2B 001.00
Nashville, TN, 37209	White House, TN 37188	CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Double E Properties, LLC, a Tennessee Limited Liability Company,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jeff Long and Sarah Price, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Townhomes at 541 Croley Street, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants Conditions and Restrictions establishing Townhomes at 541 Croley Street, a Horizontal Property Regime, of record in Instrument No. 20211013-0137437, 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 portion of the same property conveyed to Jason M. Hand, a married man by General Warranty Deed from Gary A. Whitley, Jr., a single man or whose spouse has no interest, and Gary A. Whitley, Sr., a widower of record in Instrument No. 20210701-0089119, Register's Office for Davidson, Tennessee, dated June 23, 2021 and recorded on July 1, 2021.

Being a portion of the same property conveyed to Double E Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Jason M. Hand, a married man of record in Instrument No. 20210715-0095278, Register's Office for Davidson, Tennessee, dated July 9, 2021 and recorded on July 15, 2021.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **541 A Croley Drive Nashville, TN 37209.**

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 17th day of July, 2023.

Double E Properties, LLC, a Tennessee Limited Liability Company

By: _____
Jason M. Hand, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jason M. Hand, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Sole Member of Double E Properties, LLC, a limited liability company, and that he is authorized by Double E Properties, LLC, to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of July, 2023.

_____
Notary Public – D. Shayne Adair
My Commission Expires: 06/14/2026



True Copy Certification

I, **Tammy Carney,** 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 this the 17th day of July, 2023.

Affiant Signature

Date 07.17.2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of July, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 5-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON